



## POLICY REPORT

Report Date: May 1, 2018  
Contact: Gil Kelley  
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Meeting Date: May 15, 2018

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: False Creek South Planning: Provisional Vision Statement and Guiding Planning Principles

### **RECOMMENDATION**

- A. THAT Council approve in principle the False Creek South Provisional Vision Statement and Guiding Planning Principles as outlined in Appendix A.
- B. THAT detailed planning work in False Creek South generally be deferred until greater clarity is reached on lease negotiations with leaseholders on City lands in the community.

### **REPORT SUMMARY**

This report presents for approval a Provisional Vision Statement and set of Guiding Planning Principles ("Vision and Principles") for the long-term phased redevelopment of False Creek South. The report summarizes the first phase of a planning process further to Council's approval of a terms of reference in May 2017, and includes a summary of community feedback in Appendix B. Staff recommend that the Vision and Principles remain provisional, and that detailed planning work for False Creek South be deferred until greater clarity is reached on lease negotiations with strata lot leaseholders and co-op and non-market housing leaseholders. When lease directions become clearer, phase two of the planning work could resume. The False Creek South land is a unique City asset in an exceptional location that has the ability to continue to deliver affordable housing and amenities to the benefit of all citizens of Vancouver, as well as residents. Deferring planning work until lease negotiations are further resolved would allow for a more comprehensive approach to the City lands with greater potential to achieve both community and City objectives.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

There is a substantial body of Council policy and decisions made concerning the False Creek South neighbourhood, since its inception in the early 1970s. Of particular relevance to this report is the May 30, 2017 Council resolution approving a terms of reference for a planning process in False Creek South.

On March 14, 2018, City Council approved in principle the False Creek South Provisional Resident Protection and Retention Plan.

A comprehensive overview of False Creek South and applicable Council policies is found in the False Creek South Neighbourhood Plan Terms of Reference.

## **CITY MANAGER'S COMMENTS**

With this report staff are recommending the adoption of a provisional vision statement and guiding planning principles, developed with the False Creek South community and other stakeholders, which constitute a solid foundation for future planning work. We appreciate the effort and time of all the participants who contributed to this process. Staff also recommend a pause in False Creek South planning work to allow for the focus needed to resolve the community and City's issues around leases.

Our staff recognize the outstanding community of False Creek South, and its value as a model that is recognized both locally and globally. False Creek South is also a unique City asset with the potential to help progress the City's housing and other civic objectives over the long term.

Evolution and change are inevitable in all neighbourhoods and City staff are committed to supporting the community through transition in the decades ahead. The recommended provisional vision statement and principles signal an intention to build upon many elements of False Creek South's rich legacy, including

- A mixed community, including social (income), demographic, and tenure diversity
- A unique character, including distinct social, natural, and built-form features that encourage social cohesion
- Neighbourhood livability, including access to local amenities, parks and open spaces
- A diverse transportation network emphasizing public transit and active forms of transportation

The City does not expect sudden wholesale change, however, staff do expect that change will come, beginning with the land that is currently undeveloped, as the neighbourhood accommodates more people and buildings face renewal and changing circumstances over time. It is expected that the pace of change will be incremental and occur over the long term. When planning work resumes, staff will continue to engage the community and city-wide stakeholders to create a plan to guide future renewal.

The False Creek South Engagement Principles adopted by City Council in January 2017 will continue to guide the City's approach to working in this vibrant and successful community, including discussions related to leases and all future planning. We intend to work with the lease holders to align the leases to enable and support the renewal of enclaves as appropriate. To further Council's direction to develop affordable housing options for all residents on City-owned leased land to remain in the neighbourhood, Council has adopted the provisional False Creek South Resident Protection and Retention Plan, and City staff will explore additional mechanisms

to enable residents to remain in the neighbourhood. The City is committed to ongoing partnership with co-ops in the neighborhood and throughout the city to ensure that they remain sustainable and effective for the long term.

The City Manager recommends approval of the foregoing.

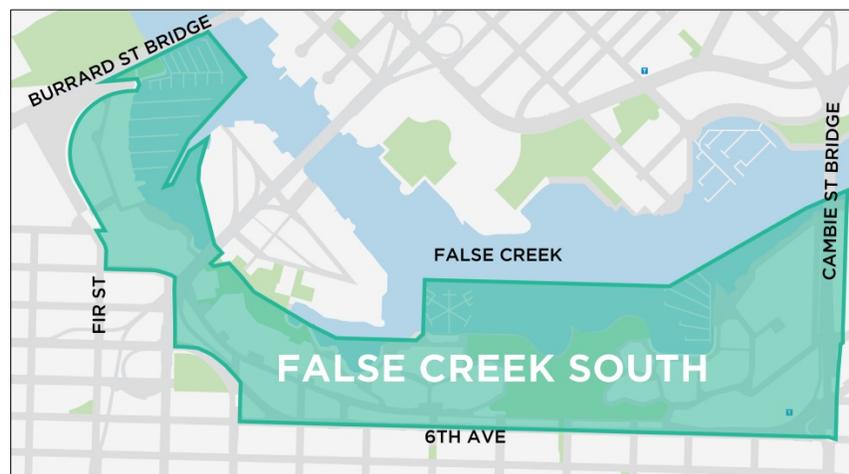
## **REPORT**

### **Background/Context**

False Creek South is situated in the city core between the Burrard Bridge, the Fairview Slopes neighbourhood, Cambie Bridge and False Creek in the Fairview Local Area (Figure 1). In total the area represents approximately 55 hectares of land (136 acres) and currently has a resident population of approximately 5,600 people (2016 Census). Eighty percent of the land in False Creek South is owned by the City through its Property Endowment Fund (“PEF”), with the remainder owned by other levels of government or privately owned.

The Musqueam, Squamish, and Tsleil-Waututh Nations have a strong connection to the False Creek area. Historically, there were First Nations settlements located along False Creek, and their fishing, hunting, and harvesting grounds. First Nations people were displaced from the Kitsilano Reserve – located just west of the False Creek South study area boundary – in the early 20th century and transported to reserves on Burrard Inlet.<sup>1</sup> Each Nation continues to have their own relationship with the False Creek area, including their own place names and historical uses for the lands and resources.

**Figure 1: False Creek South Study Area Boundary**



Industrial development occupied False Creek through the first half of the twentieth century, filling in the creek for their uses and creating much of what is known as False Creek South today. In the post-industrial era, the City of Vancouver acquired much of the waterfront land in False Creek South and initiated a planning program that would transform the area into a new typology for inner city housing development. False Creek South embodies the progressive planning policies of the 1960s and 1970s; it represents a social experiment of the time, incorporating a mixture of tenures, income levels, and building typologies. Successful to a large degree in this

<sup>1</sup> Wallstam, M. and Crompton, N. (2013, July 25). City of perpetual displacement: 100 years since the destruction of the Kitsilano Reserve. *The Mainlander*. Retrieved from <http://themainlander.com>

regard, the neighbourhood, bolstered by strong social cohesion, represents some of the best planning practices of that era, and continues to be a sought-after place for inner city living.

Between 1976 and 1986, during the buildout of False Creek South, much of the City land was leased to tenants via long term (typically 60 year) ground leases. The majority of these leases are due to expire between 2036 and 2046, with two Co-op leases due to expire sooner. False Creek South residents place high value on the vibrancy of their neighbourhood and aspire to maintain a strong community beyond the end of their current lease terms. In the community presently, there is concern about potential resident displacement coming with different end of lease or future development scenarios, a concern that is exacerbated by the current housing affordability crisis in Vancouver.

In the Terms of Reference approved in May 2017, Council approved undertaking a neighbourhood planning program for False Creek South, coordinated with a lease negotiation process. Recognizing that it would be difficult for residents to participate in planning for the future of their neighbourhood when they are uncertain about whether they will be able to remain in their community, Council also directed staff to develop and consult on a False Creek South Resident Protection and Retention Plan (RPRP), aligned with current City policies. The purpose of the RPRP is to create a “safety net” of baseline protections and supports available to residents should they ever be displaced from their homes as a result of development activity or the end of an existing lease.

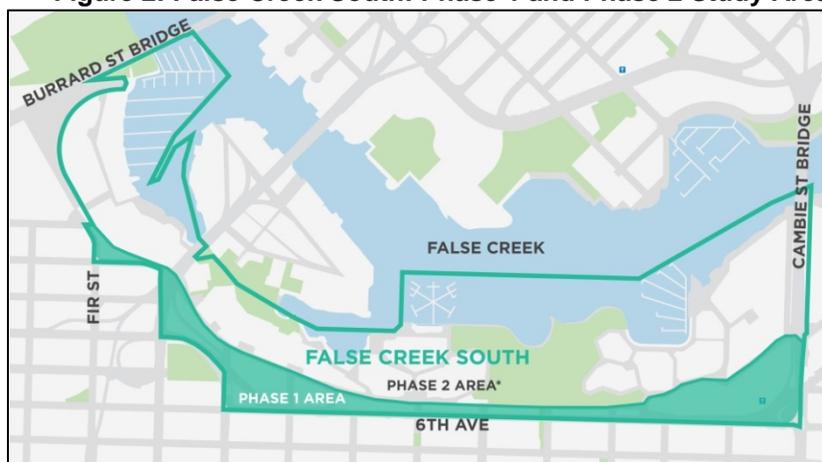
Following an engagement process with local stakeholders in the fall of 2017, City Council approved in principle the False Creek South Provisional Resident Protection and Retention Plan in March 2018. The provisional RPRP is intended to apply to residents in False Creek South on leased City land.

## **Strategic Analysis**

### **1. Phase 1 Planning, Process, and Products**

The False Creek South Neighbourhood Plan Terms of Reference set out two key products for the first phase of planning: neighbourhood-wide planning principles, and a detailed plan and policies for the Phase 1 “community edge,” where there are a number of underdeveloped sites (Figure 2). The planning principles were intended to reflect an overall renewal vision for the community, and include direction for key policy areas noted in the Terms of Reference in order to inform detailed planning of the community edge.

**Figure 2: False Creek South: Phase 1 and Phase 2 Study Areas**



\* Denotes study area only; areas for potential change are yet to be determined.

The planning program was introduced to the Musqueam, Squamish and Tseil-Waututh Nations at a COV-MST intergovernmental meeting. Between June 2017 and April 2018, staff undertook a consultation and engagement process for Phase 1 planning. The process was designed to engage the False Creek South neighbourhood and broader public in identifying the neighbourhood's core values and issues, and to explore ideas for the future.

Over 1,800 participants took part in a dynamic, engaging public process that included a public launch, a "Conversations" panel discussion to celebrate the past and look forward to the future, walking tours, a series of public workshops on a variety of topics, and open houses to receive input on the draft vision statement and planning principles. With the support of \*RePlan, a committee of the False Creek South Neighbourhood Association, individuals involved in the planning of False Creek South in the 1960s and 1970s were invited to speak and participate at key events. During the workshop series, generally 65% of participants were existing residents of False Creek South, while about 35% of participants lived outside the community, including in the adjacent neighbourhoods of Fairview Slopes, Kitsilano, and Southeast False Creek. Other stakeholders who were engaged in this process and who staff met with included Granville Island, TransLink, and the Vancouver School Board.

Staff also oversaw a consultant-led engagement process to engage youth from the community. False Creek Elementary School students participated in workshops and site walks that invited them to imagine a future for False Creek South including the activities they would like to enjoy there. A comprehensive summary of the consultation process and public input received is found in Appendix B: Phase 1 Consultation Summary.

Throughout the consultation process, it was apparent that lease resolution issues remained top of mind for False Creek South residents. While the parallel work streams of strata lease issues and co-op and non-market housing planning progressed during this period, the work is complex and the resolution of end of lease issues is anticipated to occur in stages between now and the end of current lease terms. Preliminary planning explorations suggest that defining policies for the community edge without duly considering the future of the built out, Phase 2 area over the long term could constrain the planning potential of the area. This could limit both opportunities to extend and enhance the neighbourhood character, and the ability to help achieve broader city objectives, including the provision of affordable options for existing residents to remain in the community.

Staff have therefore prepared a provisional Vision Statement and Guiding Planning Principles to inform a comprehensive plan for the entire False Creek South neighbourhood, noting that such a planning process would include careful consideration of, and broader engagement with, adjacent communities such as Fairview Slopes, Kitsilano, and Southeast False Creek.

## 2. Public Consultation – What We Heard

A number of key themes emerged through the public consultation process, which are summarized below.

### 2.1. Key Themes

- **Security of tenure** – False Creek South residents indicated they are worried about potential resident displacement coming with different end of lease or future development scenarios. A recurring theme throughout the consultation process from

these residents was a desire for certainty regarding continued long-term security of tenure and ongoing affordability within the neighbourhood.

- **Diversity** – A high value is placed on the existing diversity of the community, with participants identifying further opportunities to enhance its social, housing, and design diversity. Discussions encompassed how to foster a diversity of ages and abilities, households, incomes, and cultures through design and inclusive policies.
- **Legacy** – There was considerable interest in building upon the innovative and experimental planning legacy of False Creek South. There was also a desire to acknowledge and strengthen understanding of Indigenous presence and history in the area.
- **Connectivity** – Several opportunities to enhance both social and physical connections were identified. These included strengthening physical connections to, from, and within the community, and supporting opportunities to retain and enhance the existing social connections in the community.
- **Unique character** – Participants wanted to uphold the unique character of the area and showed significant interest in preserving the social, natural, and built-form features unique to the neighbourhood. This included respecting the existing scale, parks, and naturalistic character of the area.
- **Sustainability** – Participants displayed great enthusiasm for building upon the community's embodiment of social and environmental sustainability. This included interest in pursuing innovative design solutions for climate change adaptation and resiliency, enhancing social cohesion and sustainability, and fostering a resilient local economy and responsible fiscal approach to neighbourhood planning.
- **Livability** – Enhancing neighbourhood livability arose as a priority during public consultation. Interest in creating an integrated and complete community equipped with parks and open space, local amenities and services and opportunities to age in place were key themes.
- **Engagement** – Inclusive, broad, and meaningful engagement methods were highlighted and desired.

These key themes were used to develop a draft vision statement and draft guiding principles to inform the long-term phased redevelopment of False Creek South.

## 2.2. Draft Vision Statement and Guiding Principles

The draft vision statement and guiding principles were presented to the public at two open house events and posted on the City's website for input. A survey was made available, with a total of 346 responses received. A summary of the feedback received is included in Appendix B. A response from \*RePlan – a committee of the False Creek South Neighbourhood Association – on the draft material is attached as Appendix C.

## 3. Refined Provisional Vision Statement and Guiding Planning Principles

The Vision and Principles are intended to relate to and work with each other in setting a framework for the long-term planning and redevelopment of False Creek South. In response to the feedback on the draft vision and guiding principles, the following refinements were made (see Appendix A for a complete set of Provisional Guiding Planning Principles). Deletions are indicated with ~~strikeouts~~ and additions in ***bold italics***.

**Figure 2: Revised Provisional Vision Statement**

A renewed False Creek South enhances the **living** legacy of the community in realizing incremental growth in an equitable, innovative manner ~~with strengthened social and physical connections.~~

**It is a place** where a diversity of people live, work, **interact**, shop and play, and **where strong social and physical connections exist.**

It is a resilient and ~~ecologically healthy~~ **sustainable** neighbourhood in the city core.

***In which:***

- ***“Incremental growth” means a gradual increase in housing capacity that will occur in the community as part of a long-term phased redevelopment.***
  - ***“Equitable” means enabling a diversity of people (e.g. with different incomes, ages, household types) to live in False Creek South, in consideration of the original planning aspirations and the public ownership of the land, and in recognition of the community’s unique location in the city core, close to jobs and transit.***
  - ***“Innovative” means creative, experimental, and bold.***
  - ***“Resilient” refers to both social resilience and environmental resilience to disaster and climate change events.***
- Principle 1: Support Strong Social Connections Through Community Design  
Strive to maintain housing that is affordable to a diversity of people, and provide affordable options for residents to remain, albeit potentially in different housing forms. Maintain income diversity through a mix of tenure types and promote demographic mix by planning for families and aging in place. ***Recognize the role of well-planned community amenities, parks and facilities.***
  - Principle 2: Increase housing capacity and choice ***including affordable options***  
Introduce additional housing capacity and diverse building typologies in the city core ~~while retaining essential qualities of character~~ ***including delivery of affordable housing options in line with the broad range of incomes in Vancouver.***
  - Principle 3: Respect the Unique Character and Pattern  
Uphold the unique character-defining elements, drawing inspiration from the historic neighbourhood character ***while acknowledging its central location.***
  - Principle 4: Model leadership in ***integrated*** ~~environmental~~ sustainability and resilience  
Improve the ecological function of neighbourhood environmental systems and ensure public spaces and development are designed to be sustainable and resilient to climate change. ***Capture, clean, and reuse rainwater within the watershed, use an integrated systems approach and employ green infrastructure.***
  - Principle 5: Improve Connectivity and Accessibility  
Enhance connections within the community and provide direct accessible ~~connections~~ to local services, adjacent neighbourhoods, and transit.

- Principle 6: Plan for Diverse and Integrated Transportation Options  
Create a resilient complete street network **that provides people of all ages and abilities with which allows for an integrated public transit system.** Prioritize high quality walking, cycling and transit options. ~~that contribute to a complete community,~~ **Integrate reliable and accessible transit within the community,** and maintain critical access needs **for all users.**
- Principle 8: ~~Celebrate~~ **Engage and enhance** the water's edge
- Principle 9: Engage Community and City-wide Stakeholders in a Meaningful Way  
Undertake a process inclusive of the community, **adjacent communities,** First Nations, and city-wide stakeholder perspectives. **Work within the City of Reconciliation framework and its foundational components.**

#### 4. False Creek South Advisory Group

The May 2017 Council motion approving a terms of reference for a planning process in False Creek South also directed staff to report back with nominations for a False Creek South Planning Advisory Group. Staff issued a public call for nominations, and received approximately 100 applications from diverse perspectives and interest groups. Given staff's current recommendation to delay planning work until lease negotiations are further resolved, Advisory Group applicants have been informed that their submissions are being held until detailed planning work is resumed. Staff would assess the applications and report back to Council with nominations for the Advisory Group at the appropriate time.

#### 5. Next Steps

Although detailed physical planning work for False Creek South will generally not proceed, there is one site in the area that needs to be considered in the near-term. A triangular-shaped parcel of land within False Creek South on the east side of Fir Street north of West 2nd Avenue was previously owned by the Canadian Pacific Railway Company (CPR) and was purchased by the City as part of the Arbutus Corridor purchase agreement. These lands are part of what is known as the "Option Lands" within that agreement. At the time of the purchase, the City had already determined that these lands will not be used for the future greenway due to a range of engineering and safety constraints.

As part of the next steps being taken under the Purchase Agreement with CPR, City staff will undertake a process to explore future land use and density options for this parcel and future streetcar connections to Vanier Park. Staff expect to bring forward a proposed amendment to the False Creek Official Development Plan setting out development potential for this parcel for consideration by Council in spring of 2019.

A number of technical and background studies may be conducted in the interim period while lease-end issues are being addressed, including a multi-modal transportation assessment of existing conditions to inform potential interim solutions; a cultural assessment focused on Indigenous heritage and values; an urban forest assessment; and a preliminary soils assessment. These studies would inform the long-term redevelopment of False Creek South.

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## ***Implications/Related Issues/Risk***

### **1. Lease Negotiations**

The City, through its Real Estate and Facilities Management and Arts, Culture and Community Services departments, is engaged in a process of exploring options for addressing end-of-lease issues with both the strata leasehold owners and Co-ops and non-market housing operators in False Creek South. The negotiations of the individual leases are confidential.

Given the number of sites (27 separate sites) and individual strata leases (more than 700) in False Creek South, and the types of options that may be available, it is anticipated that arriving at a solution with strata leaseholders will take some time. There are also seven Co-op and six non-market social housing ground-leases on City land. Council approved a city-wide framework for Co-op housing in February 2017, and directed staff to develop a framework for non-market housing. A report to Council is anticipated in 2018.

### **2. Financial Implications**

A program budget for False Creek South planning was approved in conjunction with the Neighbourhood Plan Terms of Reference. Should Council approve the recommendation in this report to defer Phase 2 planning, and depending on the extent of the deferral, staff will seek Council approval on the program budget required to complete Phase 2 planning work at the appropriate time.

## ***CONCLUSION***

This report seeks Council adoption of a Provisional Vision Statement and Guiding Planning Principles to inform long-term comprehensive planning for False Creek South. The Vision and Principles are an outcome of an extensive ten-month consultation process with residents, surrounding communities, and the broader public. The report also recommends that the Vision and Principles remain provisional, and that further planning work be delayed until such time when greater clarity is reached on lease negotiations for City land in False Creek South.

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# FALSE CREEK SOUTH PROVISIONAL VISION STATEMENT & GUIDING PLANNING PRINCIPLES



## PROVISIONAL VISION STATEMENT

A renewed False Creek South enhances the living legacy of the community in realizing incremental growth in an equitable, innovative manner.

It is a place where a diversity of people live, work, interact, shop and play, and where strong social and physical connections exist.

It is a resilient and sustainable neighbourhood in the city core.

*In which:*

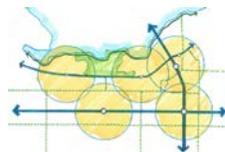
- “Incremental growth” means a gradual increase in housing capacity that will occur in the community as part of a long-term phased redevelopment.
- “Equitable” means enabling a diversity of people (e.g. with different incomes, ages, household types) to live in False Creek South, in consideration of the original planning aspirations and the public ownership of the land, and in recognition of the community’s unique location in the city core, close to jobs and transit.
- “Innovative” means creative, experimental, and bold.
- “Resilient” refers to both social resilience and environmental resilience to disaster and climate change events.

## PROVISIONAL GUIDING PLANNING PRINCIPLES



### PRINCIPLE 1: SUPPORT STRONG SOCIAL CONNECTIONS THROUGH COMMUNITY DESIGN

Strive to maintain housing that is affordable to a diversity of people, and provide affordable options for residents to remain, albeit potentially in different housing forms. Maintain income diversity through a mix of tenure types and promote demographic mix by planning for families and aging in place. Recognize the role of well-planned community amenities, parks and facilities.



### PRINCIPLE 6: PLAN FOR DIVERSE AND INTEGRATED TRANSPORTATION OPTIONS

Create a resilient complete street network that provides people of all ages and abilities with high quality walking, cycling and transit options. Integrate reliable and accessible transit within the community, and maintain critical access needs for all users.



### PRINCIPLE 2: INCREASE HOUSING CAPACITY AND CHOICE INCLUDING AFFORDABLE OPTIONS

Introduce additional housing capacity and diverse building typologies in the city core including delivery of affordable housing options in line with the broad range of incomes in Vancouver.



### PRINCIPLE 7: CREATE AREAS FOR FOCUSED ACTIVITY

Add mixed use and create areas for focused activity. Look for public places where neighbourhood shops, services and amenities could enhance the public realm, walkability and convenience while promoting human health.



### PRINCIPLE 3: RESPECT THE UNIQUE CHARACTER AND PATTERN

Uphold the unique character-defining elements, drawing inspiration from the historic neighbourhood character while acknowledging its central location.



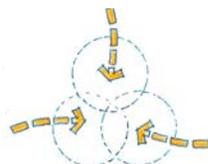
### PRINCIPLE 8: ENGAGE AND ENHANCE THE WATER'S EDGE

Complement the natural setting and existing parks and open spaces with a diverse public realm network including access to/engaging with water.



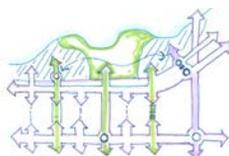
### PRINCIPLE 4: MODEL LEADERSHIP IN INTEGRATED SUSTAINABILITY AND RESILIENCE

Improve the ecological function of neighbourhood environmental systems and ensure public spaces and development are designed to be sustainable and resilient to climate change. Capture, clean, and reuse rainwater within the watershed, use an integrated systems approach and employ green infrastructure.



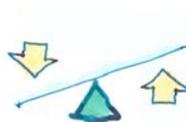
### PRINCIPLE 9: ENGAGE COMMUNITY AND CITY-WIDE STAKEHOLDERS IN A MEANINGFUL WAY

Undertake a process inclusive of the community, adjacent communities, and city-wide stakeholder perspectives. Work within the City of Reconciliation framework and its foundational components.



### PRINCIPLE 5: IMPROVE CONNECTIVITY AND ACCESSIBILITY

Enhance connections within the community and provide direct access to local services, adjacent neighbourhoods and transit.



### PRINCIPLE 10: DEVELOP A FISCALLY RESPONSIBLE APPROACH

Plan with a fiscally responsible approach for the long-term health and sustainability of the City's Property Endowment Fund.

# FALSE CREEK SOUTH PLANNING PROCESS

## phase 1 consultation summary

2017-2018

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- 1 False Creek South Planning Process
- 2 About this Report
- 3 Engagement
- 4 Interests & Initial Ideas
- 5 Values, Issues, & Ideas for the Future
- 6 Draft Vision & Principles

# 1/ FALSE CREEK SOUTH PLANNING PROCESS

In May 2017, Vancouver City Council approved a terms of reference for a planning process in False Creek South. The terms of reference also incorporated a process to arrive at a resident protection and retention plan as part of Council's direction to develop affordable housing options for residents on City-owned leased land in False Creek South to remain in the community in the event of development activity or the end of an existing lease.

The planning process was intended to assist and accompany discussions regarding end of lease issues on City-owned leased land in False Creek South. Multiple work streams ran in parallel with the neighbourhood planning process, including but not limited to: discussions of lease extensions or modifications for co-ops and non-market housing sites, the strata leasehold framework process, and an exploration on future land governance options.

The focus for Phase 1 of the planning program was on developing community-wide principles to inform a planning framework to guide phased, positive change and development in the community over the long term. The planning process kicked-off publicly in June 2017. This document provides a summary of the engagement process that led to the creation of the False Creek South Provisional Vision Statement and Guiding Planning Principles.



## PLANNING LAUNCH

### JUNE 2017

- Launch event

## SUMMER 2017

## VISIONING & PRINCIPLES

### NOVEMBER 2017

- Conversations event
- Walking Tour East
- Walking Tour West
- Workshop: History & Context

### DECEMBER 2017

- Workshop: Sustainability

### JANUARY 2018

- Workshop: Public Realm & Open Space
- Workshop: Housing
- Workshop: Transportation

### FEBRUARY 2018

- Workshop: Character & Urban Design

### MARCH 2018

- Open Houses

### APRIL 2018

- Workshops: False Creek Elementary youth engagement

## FALL 2017 - SPRING 2018

## COUNCIL UPDATE

Provisional Vision Statement & Guiding Planning Principles

## MAY 2018

## PHASE 2 COMPREHENSIVE PLANNING

## TBD





## 2/ ABOUT THIS REPORT

The *Phase 1 Consultation Summary* summarizes feedback generated between June 2017 and April 2018 as part of the False Creek South neighbourhood planning process. The engagement process was designed to identify the neighbourhood's core values and issues and explore ideas for the future, with an overall objective to develop community-wide guiding principles that would inform a framework for long-term planning. This report summarizes the key themes from multiple engagement events, which included a public launch, a "Conversations" panel discussion to celebrate the past and look forward to the future, walking tours, and a series of public workshops on a variety of topics. The input received from these events informed the development of a draft vision statement and guiding principles, which were presented to the public for feedback at open houses and on the project website. A summary of feedback on the draft guiding principles concludes this report.

*This report excludes consultation undertaken as part of the [Provisional Resident Protection and Retention Plan for False Creek South](#), approved in principle by Council in March 2018. A summary of the engagement process for that work is available in the appendix of the accompanying Council report.*



## 3/ ENGAGEMENT

### ENGAGEMENT PRINCIPLES

In January 2017, City Council approved the False Creek South Engagement Principles, which acknowledged that False Creek South is a vibrant and successful community today, but also that the land owned by the City is an important asset of Vancouver taxpayers. Council endorsed some key City objectives:

- Develop a vision for the neighbourhood in consultation with the neighbourhood and public.
- Create affordable housing options for all False Creek South residents to remain, in line with the City's existing and emerging housing policies.
- Maintain ownership of the land over the long term and plan to achieve a "reasonable rate of return".
- Manage the land to achieve broad civic priorities.
- Demonstrate leadership in advancing Council policies, including sustainability and urban design leadership.
- Explore new development and timing that creates a diverse range of housing and other public amenities.

*The Engagement Principles as adopted by Council apply to all of the related work streams in False Creek South, and may be found in their entirety in the [False Creek South Neighbourhood Plan Terms of Reference](#).*



## FALSE CREEK SOUTH ENGAGEMENT TIMELINE



**JUNE 2017**  
Public Launch  
8,316 mail notifications

**NOV 2017**  
Conversations event,  
walking tours

**NOV 2017 - FEB 2018**  
Public workshop series  
16,634 mail notifications

**Q2 2017**

**Q3 2017**

**Q4 2017**

**ENGAGEMENT**

**ENGAGEMENT**



**525**  
people  
engaged



**232**  
people  
engaged



**342**  
workshop  
participants

### STAKEHOLDER MEETINGS

- CoV - MST Intergovernmental Meeting
- \*RePlan, a committee of the False Creek South Neighbourhood Association
- Vancouver School Board
- TransLink
- Transportation 2040 Stakeholder Advisory Group

Draft vision and principles

Refined provisional vision and principles

**MARCH 2018**

Open houses  
12,086 mail notifications

**APRIL 2018**

Youth engagement

**MAY 2018**

Council update

**Q1 2018**

**Q2 2018**

**Q3 2018**

Lease renewals  
Comprehensive  
planning

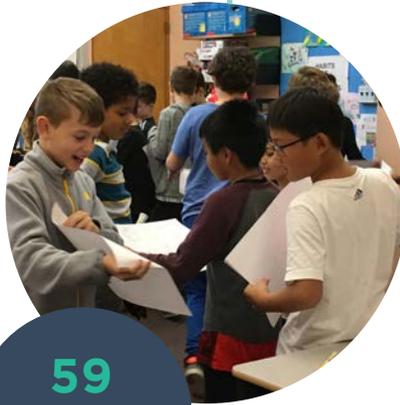
**ENGAGEMENT**

**ENGAGEMENT**



**302**  
people  
engaged

**346**  
open house  
surveys



**59**  
youth  
engaged



**1,800+**  
people  
engaged

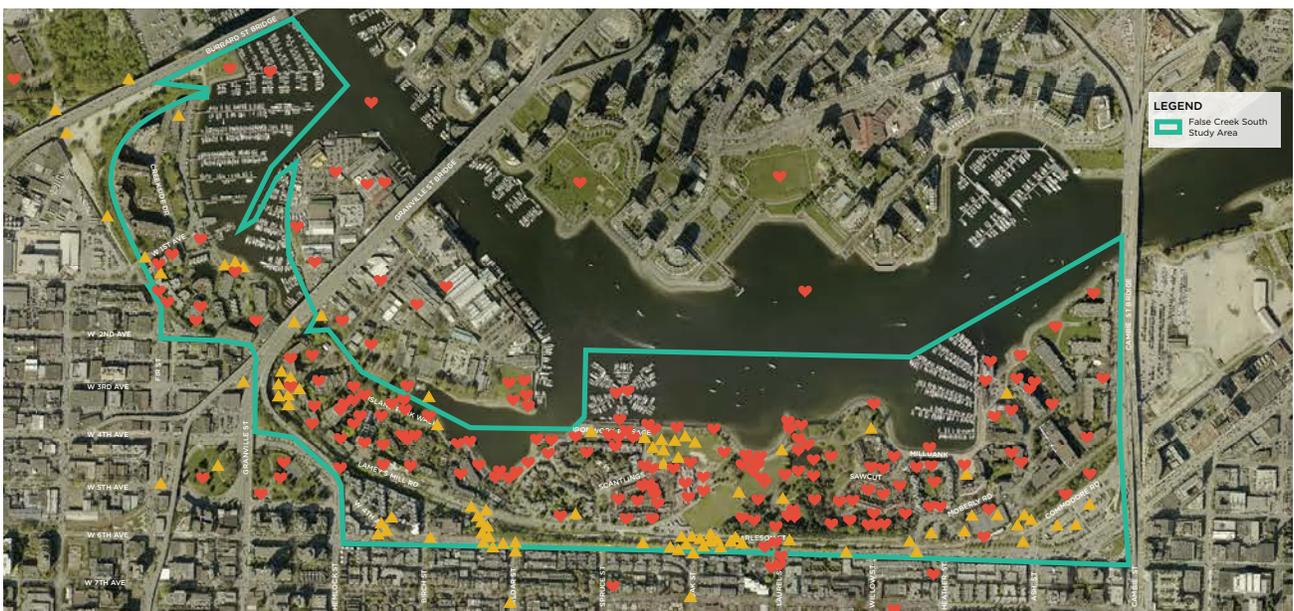
## 4/ INTERESTS & INITIAL IDEAS

### PUBLIC LAUNCH

To launch the False Creek South planning process, a public event was held on June 22, 2017 in Charleson Park just off the seawall. Staff were joined by 525 event guests, who had an opportunity to meet the project team, learn more about the planning process, and share what they love about the False Creek South neighbourhood, along with any challenges. Guests also found out how to get involved to help shape the future of the area. Complete with a BBQ lunch, activities for kids including a Lego station, and an interactive asset map, participants from all ages and walks of life enjoyed a day in the park with the project team.



### ASSET MAPPING



## 5/ VALUES, ISSUES, & IDEAS FOR THE FUTURE

### ENGAGEMENT PROCESS

Between November 2017 and February 2018 there were a variety of opportunities to engage in the False Creek South planning process. Over 16,600 mail invitations were sent to households located between the Burrard Street bridge and one block west of the Cambie Street bridge, and from the northern edge of False Creek up to West 12th Avenue. The public was also invited to sign up to the project listserv to receive regular updates by email.

### CONVERSATIONS EVENT

On November 7, 2017, before launching the public workshop series, nearly 200 members of the public gathered to celebrate the past and look forward to the future of False Creek South along with a panel of expert speakers: (1) Ray Spaxman, one of False Creek South's pioneering visionaries; (2) Gil Kelley, the general manager of the City of Vancouver's Planning, Urban Design and Sustainability department; (3) Margot Long, respected local landscape architect; and (4) Bree Galbraith, a life-long False Creek South resident. The panel presentations were followed by a mix and mingle social with the guest speakers, City staff, and fellow participants.



### WALKING TOURS

Two walking tours were held on November 25, 2017. The tours were co-led by staff and community members and were an opportunity to experience key community values and issues on foot.



## WORKSHOP SERIES

Between November 2017 and February 2018, a series of themed, interactive community workshops was held in order to gather input and ideas on a number of topic areas.

Over 340 people participated enthusiastically in the workshops. Feedback gathered at these sessions helped form the draft Vision and Principles.

## WORKSHOP TOPICS

### **History & Context**

November 25, 2017

### **Sustainability**

December 2, 2017

### **Public Realm & Open Space**

January 10, 2018

### **Housing**

January 13, 2018

### **Transportation**

January 24, 2018

### **Character & Urban Design**

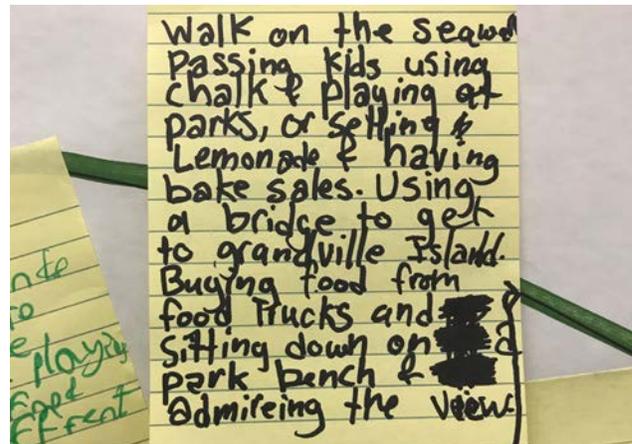
February 3, 2018

Participants who filled out event evaluations (available after each workshop) overwhelmingly reported (96%) their overall experience to be excellent. Staff adjusted individual workshops based on feedback received through the series.



## YOUTH ENGAGEMENT

In April 2018, two Co-Design workshops were held at False Creek Elementary School with students from grades 5 and 7 classes. These workshops consisted of a collaborative visioning process with artist-facilitators followed by site walks in the False Creek South community.



Summaries from all of the events can be found on the False Creek South Planning website at [vancouver.ca/FCS](http://vancouver.ca/FCS).

## 6/ DRAFT VISION & PRINCIPLES

### MARCH 2018 OPEN HOUSES

The information gathered from the False Creek South planning events was compiled to create a draft Vision Statement and draft Guiding Principles.

On March 13 and 14, 2018, the planning team hosted open houses to share learning outcomes from the consultation process, and seek input on the draft vision statement and neighborhood-wide guiding principles. A survey was made available, with a total of 346 responses received. The feedback received was used to refine the draft content further. The revised Provisional Vision Statement and Guiding Planning Principles can be found in Appendix A of the May 2018 Council Report.

### DRAFT VISION STATEMENT - WHAT WE HEARD

Overall, there was broad support for the draft vision statement, with 71% of respondents indicating that they either strongly agree or somewhat agree with it. Comments related to the draft vision statement included the following key themes:

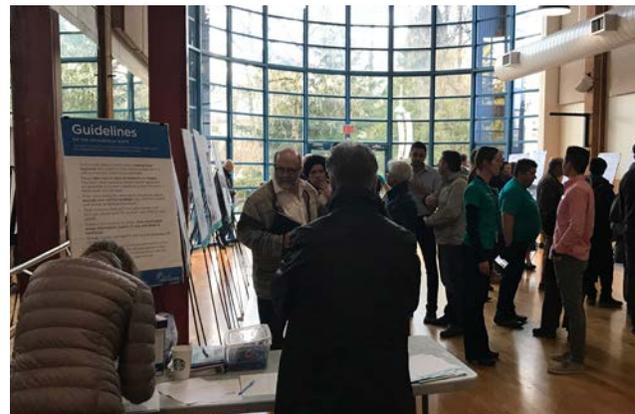
#### ***Incremental growth***

- A number of respondents were strongly resistant to any growth in this community, citing the community's success as a result of existing densities, fear of increased unaffordability and a change in neighbourhood character, loss of private views, and non-support of buildings above four or six storeys. Many respondents were uncertain about what growth might mean, and what it might look like. A couple of comments suggested that the term "incremental" is too weak, and that stronger language should be used in order to realize a vision that would provide more housing for Vancouverites.



#### ***Legacy***

- While there was a recognition and general support for aspiring to build upon the successes of the community while attempting to modernize, others felt that the vision should be more forward thinking and "not get sidetracked in arguments about history." There was also a comment suggesting that the term "legacy" infers something left over, rather than capturing the idea that what exists is a living, healthy and strong mixed-income community.



## DRAFT GUIDING PRINCIPLES - WHAT WE HEARD

There was also general support for the draft guiding principles, with 70% of respondents indicating that they either strongly agree or somewhat agree with them.

Comments related to the draft guiding principles included the following key themes:

### ***Affordability and diversity***

- Several respondents suggested that housing affordability should be a more clearly articulated goal in both the vision statement and the guiding principles. Affordability was seen as a key way to ensure true community diversity.

### ***A broader planning context***

- Respondents were keen for the planning work to consider a broader context, and for community consultation to involve adjacent neighbourhoods in a more inclusive way.

### ***Transportation***

- While some respondents supported more transportation options (e.g. streetcar, bikes), many others expressed non-support for additional bike lanes and raised the need for improved vehicular access and parking, particularly for seniors and families.

### ***Strengthen connection between Vision Statement and Guiding Principles***

- There were suggestions to consider ways to have the principles more clearly integrate with the Vision Statement and with each other.

### ***Lease issues***

- Several respondents emphasized that resolving lease issues is paramount.



### ***Fiscally responsible approach***

- Respondents expressed a desire for a deeper financial understanding of any decision-making at an early stage, and questioned where and how social responsibility and fiscal responsibility intersect.

### ***The water's edge***

- Some respondents were concerned about “too much animation” at the water’s edge, wanting to emphasize access to the water, as well as the water’s ecological function.

### ***Reconciliation***

- Some respondents sought greater clarity on what reconciliation in action might look like.

### ***Housing capacity and choice***

- There was concern among respondents about what “housing capacity and choice” meant, or would look like. In particular, respondents stressed the need for affordable housing for Vancouverites, including co-ops, and not “more million dollar townhouses.” There was a resistance to high-rise forms and a desire for “mid-rise” to be defined. Some strongly disagreed with the principle of increasing housing capacity, arguing that any growth would negatively impact the neighbourhood character.



False Creek South Neighbourhood Association  
c/o False Creek Community Centre  
1318 Cartwright St  
Vancouver, BC V6H 3R8

11 April 2018

Gil Kelley  
General Manager of Planning, Urban Design, and Sustainability  
City of Vancouver,  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC V5Y 1V4

Dear Gil,

## **Re: Draft False Creek South Vision and Planning Principles**

On behalf of the \*RePlan Committee of the False Creek South Neighbourhood Association, I am writing to express our general support for the vision statement and principles for False Creek South that the City of Vancouver presented to our community at recent workshops.

We appreciate that these principles have emerged from considerable dialogue and discussion and believe they represent ideals that are broadly shared in our neighbourhood.

For several years \*RePlan has encouraged and promoted ideas of thoughtful change intended to increase the stock of affordable housing while retaining the area's historic design and mixed income, mixed tenure social composition and cohesion.

While the vision statement and planning principles go a long way toward capturing our aspirations, we think that both the vision and principles could be strengthened with the inclusion of a few key factors either unstated or understated in the draft. These are:

### **1. Social Sustainability and Affordability**

While issues of affordability appear in many places in the draft document, we think a greater emphasis could be placed on this exceptionally important issue by highlighting it in the list of Draft Guiding Principles.

Accordingly, re: the second principle (page 6), instead of ""Increase housing capacity and choice" we suggest **"Increase social sustainability through housing affordability, capacity and choice"**. The inclusion of the word "affordability" would then continue in any further references to this principle.

The social cohesion of False Creek South is based on the "one-third/one-third/one-third" mix of incomes and tenure types. This model is key to the community's success and should be included - and even emphasized - in the Guiding Principles.

## 2. Security of Tenure

While we do not dispute the statement on page 4 that "having security of tenure" is a core community value, we also think it should be included in the "What's missing" section on that page. We propose adding a sixth point to that section: **"Certainty regarding continued long-term security of tenure within the neighbourhood"**.

## 3. Work Force Housing

We believe strongly that False Creek South is an ideal community to house residents who work in the city core (particularly in the essential service sectors of police, firefighting, health and education), and provide support to important business and government functions. For this reason, we propose in Principle 1: Support Strong Social Connections Through Community Design" the fourth point: "Provide options for new families to live in the community" be changed to **"Provide affordable options for new families to live in the community with a particular emphasis on work force housing"**.

Thank you again for the considerable efforts and thought that inform the draft document. We look forward to continuing to work with you and your staff in the very near future and beyond.

Yours truly,



Richard Evans, Chair

\*RePlan Committee, False Creek South Neighbourhood Association

CC: Karis Hiebert  
Mario Ramos  
Councilor Reimer  
Councilor Affleck  
\*RePlan Leadership Group