

False Creek South Provisional Resident Protection and Retention Plan

GM, Planning, Urban Design and Sustainability
RTS#12229
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- Context
- Resident Vulnerability in FCS
- Resident Protection and Retention Plan (RPRP)
 - Purpose
 - Principles
 - Provisional Plan
- Consultation
- Recommendations & Next Steps

January 25, 2017

Engagement Principles for CoV in FCS

*A5. False Creek South is a vibrant and successful community, and therefore the City will **explore affordable housing options for False Creek South residents to remain in the neighbourhood**, in line with the City's affordable housing policies and programs.*

May 30, 2017

*Council instruct the General Manager of Planning, Urban Design and Sustainability to engage with neighbourhood, community and city-wide stakeholders to **develop a resident protection and retention plan for city-owned land in False Creek South**.*



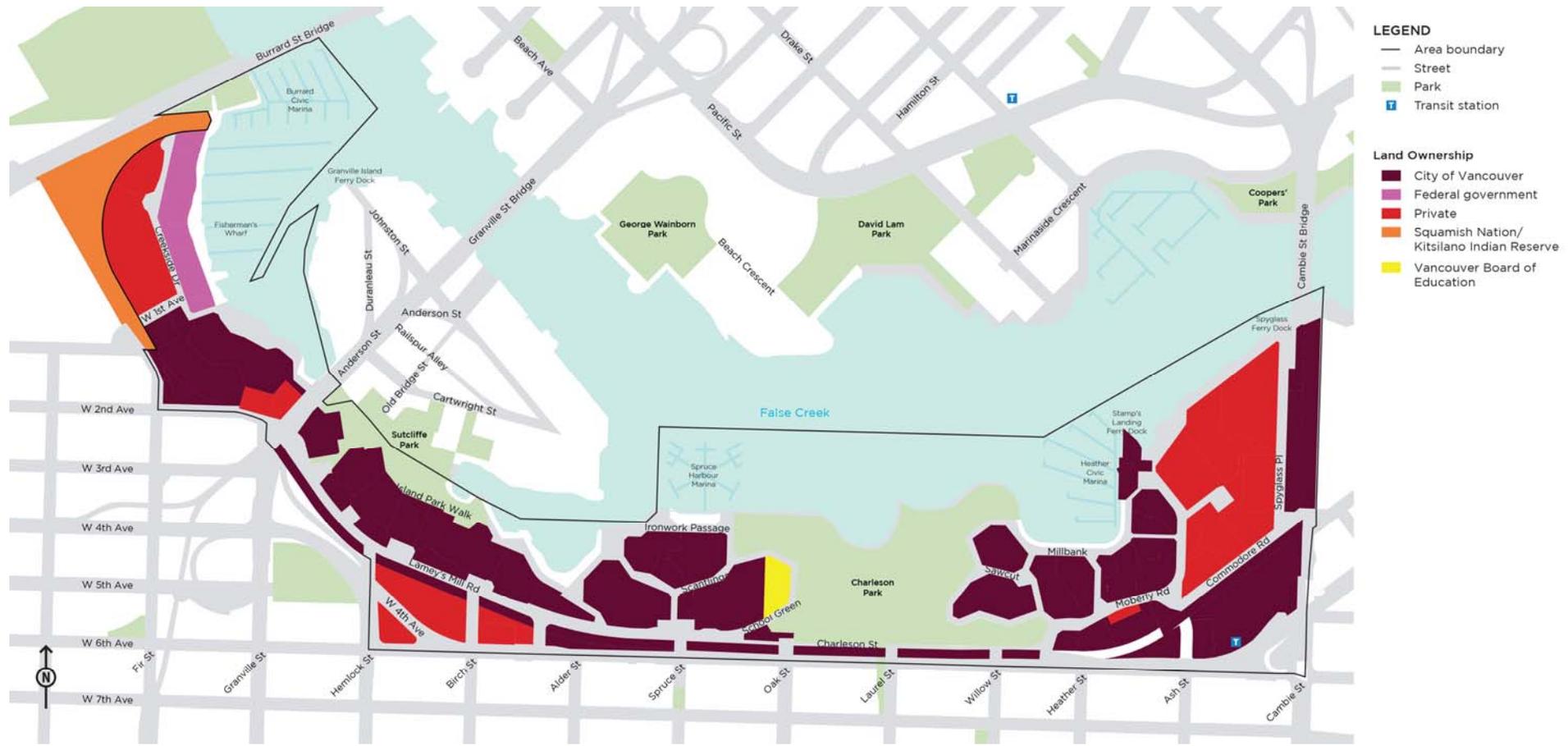
Work Stream Timeline



An aerial photograph of False Creek in Vancouver, British Columbia, Canada. The image shows a dense urban area with numerous high-rise apartment buildings and commercial structures. The False Creek is a large body of water in the center, filled with many sailboats and yachts. In the background, there are large, forested mountains under a clear blue sky. A semi-transparent blue banner is overlaid across the middle of the image, containing the text "False Creek South Residents" in white. The overall scene is a vibrant and scenic view of a major city waterfront.

False Creek South Residents

Context & Land Ownership



Who are the Residents on City land in FCS?

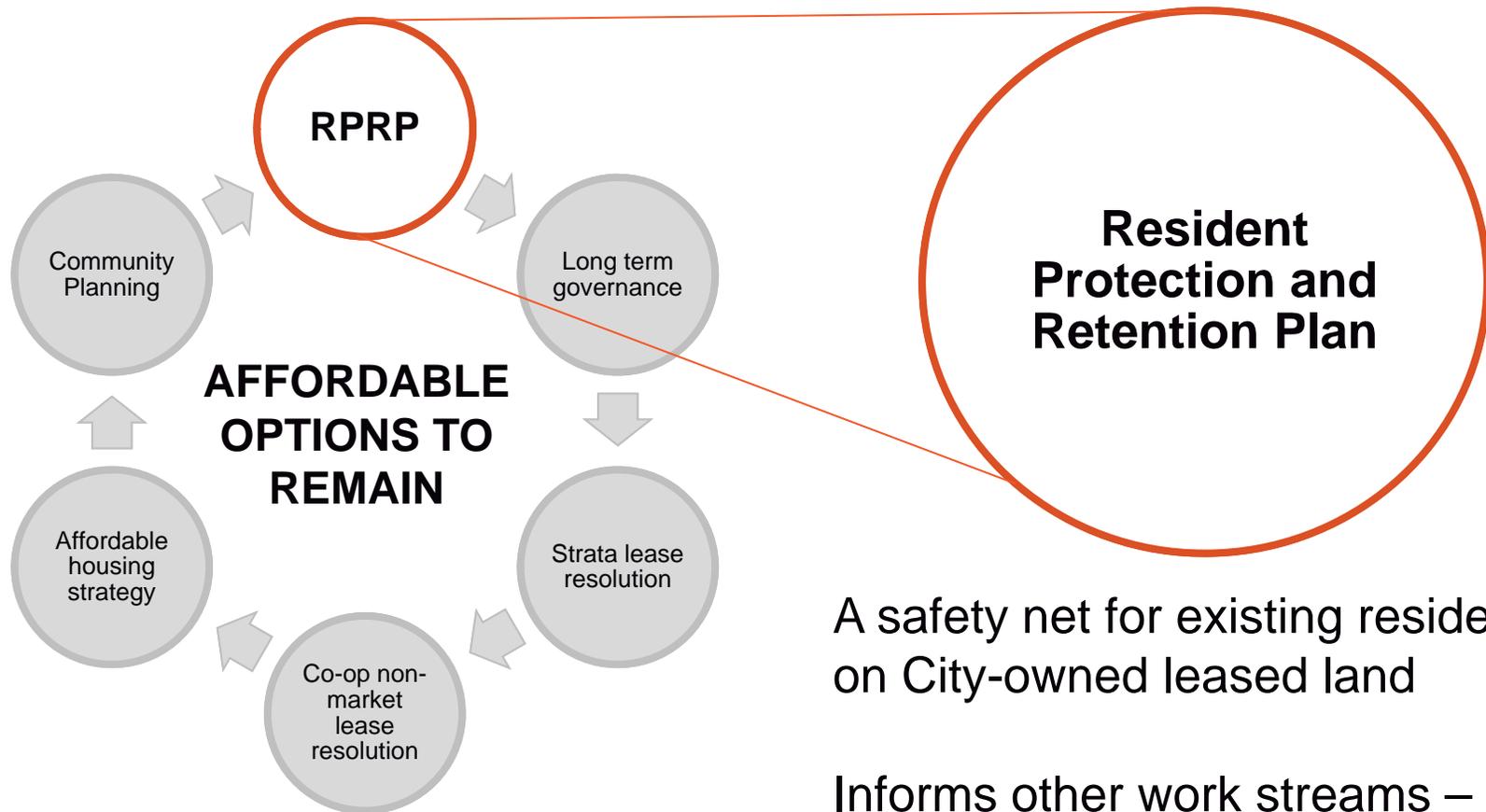


False Creek South Housing Types, Households and Buildings (On City Land)		
Housing/Tenure Type	Units/Households	Buildings and marinas
Social Housing (non-market)	319	4
Co-op Housing (non-market)	517	7
Market rental	150	2
Strata leasehold condo	668	12
Live aboard co-op (market)	55	1
Community Care units	140	2
Total	1,849	28

- **Affordable housing:**
 - Half of households in social, co-operative housing and community care facilities/special needs housing.
 - Affordability and supports difficult to replace.
- **Long-term residents:**
 - Stable community, less movement compared to City as a whole.
 - Residents may have a challenge paying current market rates.
- **Family-sized housing:**
 - high proportion of family-oriented 2, 3 and 4+ bedroom homes.
 - Limited to low availability of family-sized rental in CoV.
- **Seniors population:**
 - 32% of the population now seniors (age 65+); raises vulnerability profile.
- **Situational vulnerability of strata leasehold residents:**
 - Some households may find sourcing affordable replacement housing difficult.



FCS Provisional Resident Protection and Retention Plan



A safety net for existing residents on City-owned leased land

Informs other work streams – including lease negotiations and the neighbourhood plan

Purpose of FCS RPRP

- Align with existing policies (e.g. Tenant Relocation and Protection Policies) and address any tenure gaps.
- Balance the long-term need for growth and renewal of housing stock while protecting residents.
- Prioritize resident choice and security.
- Explore appropriate rehousing options and supports.
- Provide guidance to other City work streams and emerging plans.
- Demonstrate exemplary stewardship of community, housing and City-owned leased land.



The RPRP is organized around six principles that align with the existing *Tenant Relocation and Protection Policy* (TRPP) and the *False Creek South Engagement Principles*. The principles are:

- 1. Minimizing Displacement**
- 2. Right to Return**
- 3. Affordability**
- 4. Right to Relocate**
- 5. Mitigation of Hardship**
- 6. Advance Notice and Transparency**



- **Minimized displacement**
 - Applicants required to phase development
 - If possible retain residents on site/ in FCS
 - Interim housing affordable and used for as short as possible
- **Possible additional protections for vulnerable residents**
 - Financial compensation and/or support
- **Advanced Notice**
 - More than 60 days and timed to avoid school disruption
 - Relocation specialist
 - On-going communication

Rental, Co-op and Social Housing Protections



	Rental	Co-op	Social
Replacement unit	Priced within 10% of existing rents.	<ul style="list-style-type: none"> Subsidized members – charges at no more than existing. For others, charges at no more than 30% of income. 	<ul style="list-style-type: none"> Subsidized renters – rents at no more than existing. For others rents at no more than 30% of income.
	CMHC occupancy standards and discretion to accommodate other family arrangements.		
Assistance with relocating outside FCS	Comparable relocation options at no more than average CMHC rents for area.	Min. 1 comparable relocation option at rents/housing charge within 10% of existing.	Min. 1 comparable relocation option at rents within 10% of existing.
Mitigating Hardship	<ul style="list-style-type: none"> Financial compensation based on length of tenancy for residents who choose to permanently relocate outside FCS. Arrangement and paying for a moving company or flat rate payout for moving expenses. 		

Right of first refusal to a replacement unit	Right of first refusal to a market rental unit in the area. Priced at market rent for the area.
Assistance with relocating outside FCS	Assistance to find two rental relocation options at average rents for the area.
Situational Vulnerability – additional assistance finding alternative accommodation	Some strata leaseholders may find sourcing replacement housing difficult (e.g. seniors on modest pensions, lower income households with outstanding mortgages, residents with disabilities)

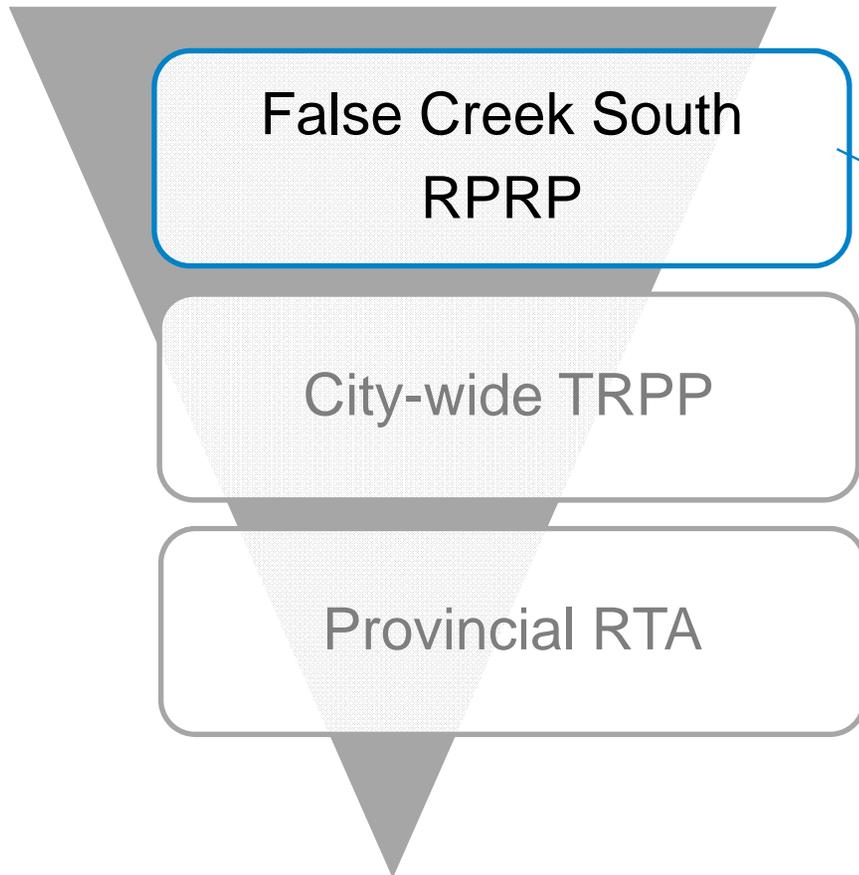
Community Care Facilities/Special Needs Housing

- Decisions on the future of community care facilities in FCS are beyond CoV control.
- RPRP prioritizes working with operators and other levels of government to secure replacement units, subject to funding and partnership potential.

Live-aboard Co-ops

- Potential needs and impacts unclear for Live-aboard Co-ops.
- Additional options analysis and consultation required through Planning process.

Layers of Support and Protection

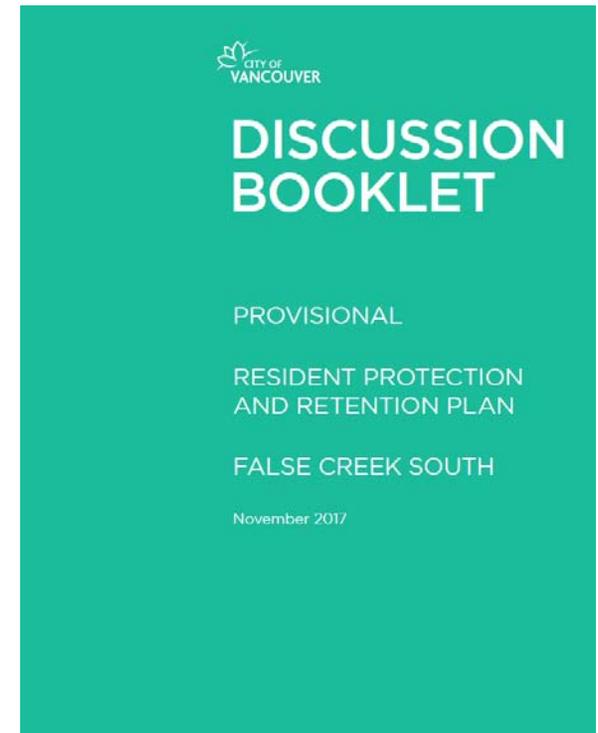


- **Prioritizes retention rather than mitigation:**
 - **Phasing**
 - **Affordable replacement homes**
- **Covers all residents (co-op, strata leasehold)**
- **Commitment to advance notice and on going communication with residents**

An aerial photograph of Vancouver, British Columbia, Canada. The image is split horizontally. The top half shows a wide view of the city and the surrounding mountains under a clear blue sky. The bottom half is a closer, more detailed aerial view of the city's core, featuring a dense concentration of high-rise buildings, a large marina filled with sailboats, and a prominent stadium on the right side. A semi-transparent blue banner with a grid pattern is overlaid across the middle of the image, containing the word "Consultation" in white text.

Consultation

- Online Survey – Provisional RPRP
- Community Office over 2 weeks in FCS
- Meetings with local stakeholders:
 - Individual and Residents by Building
 - Community Care Providers
 - Re*Plan Members
 - Strata Leaseholder Sub-committee of *RePlan
 - Co-op Authorized Working of Re*Plan



Respondents requested additional tools and goals outside the scope of RPRP. Issues raised include:

1. Request for immediate long-term lease renewal
2. Insufficient support for strata leaseholders
3. Operational and mandate differences of co-op housing
4. Recognition and allocation of the RPRP responsibilities
5. Clearer partnership between City of Vancouver and False Creek South residents for development

These issues will be explored in the next phase of work through the neighbourhood planning and lease negotiations processes.



Recommendations and Next steps

- A. THAT Council approve in principle the False Creek South Provisional Resident Protection and Retention Plan as outlined in Appendix A.

- B. FURTHER THAT Council instruct the General Manager of Planning, Urban Design and Sustainability to report back to Council with a final recommended Resident Protection and Retention Plan for adoption.

Final RPRP will be developed and recommended to Council in concert with the neighbourhood planning and lease negotiation processes.