



RTS 15785: False Creek North Social Housing Delivery
Public Hearing – July 13, 2023

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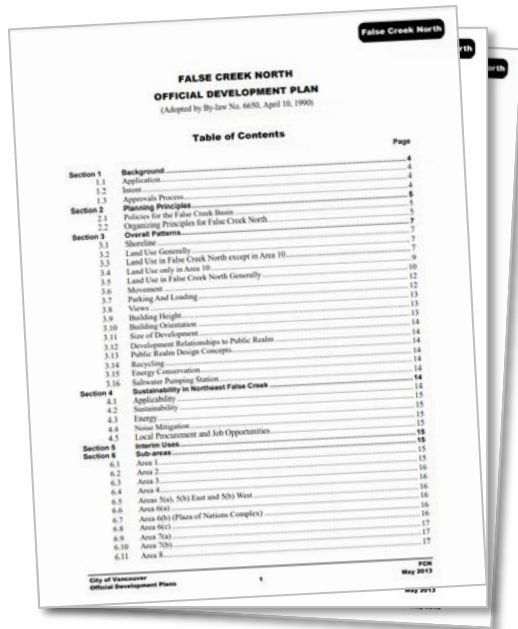
- **Director of Planning Application**

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Policy Context

False Creek North (FCN) Official Development Plan (ODP)

- Originally adopted by Council in 1990, amended and updated periodically
- Governing area-wide by-law for rezoning and development

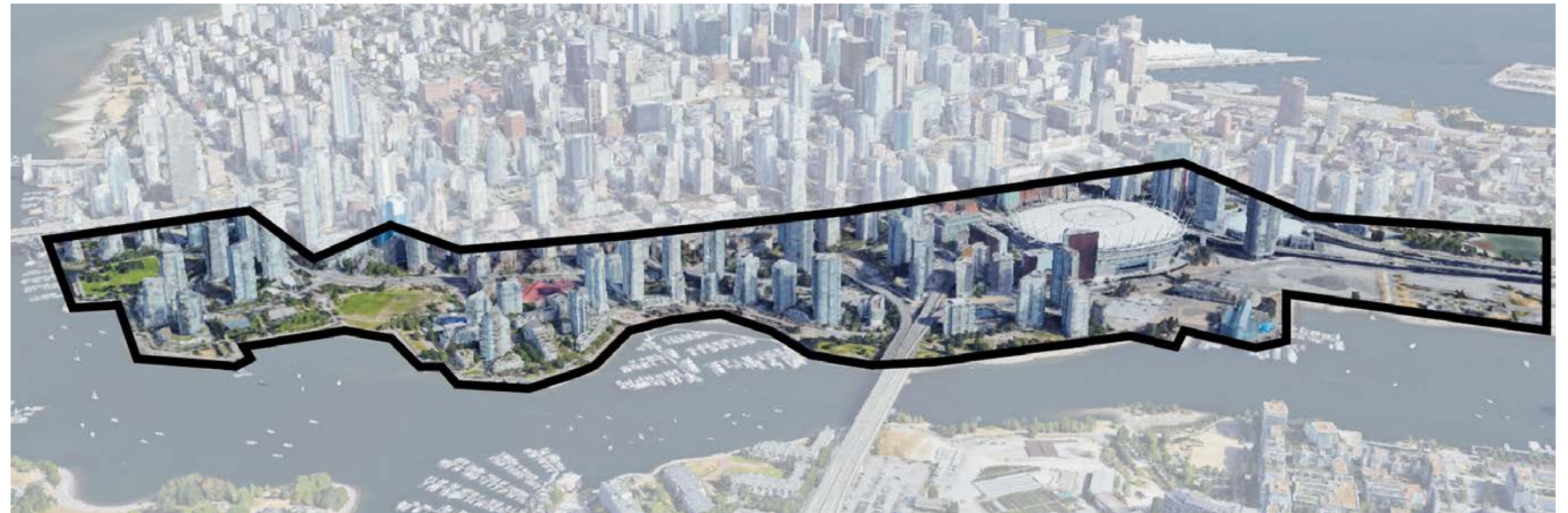


FALSE CREEK NORTH
OFFICIAL DEVELOPMENT PLAN
(Adopted by By-law No. 6650, April 10, 1990)

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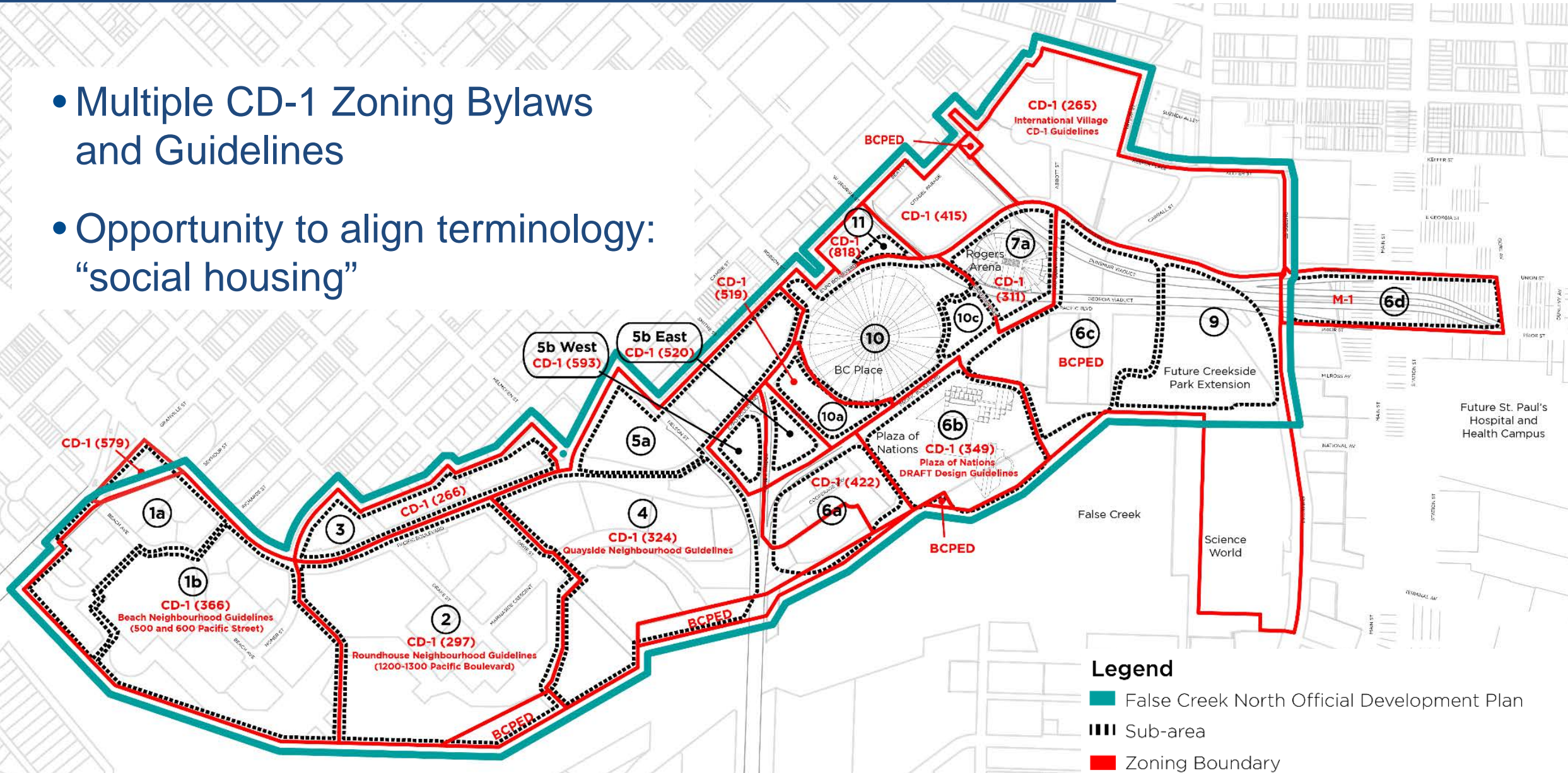
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City of Vancouver
Official Development Plan
MAY 2013



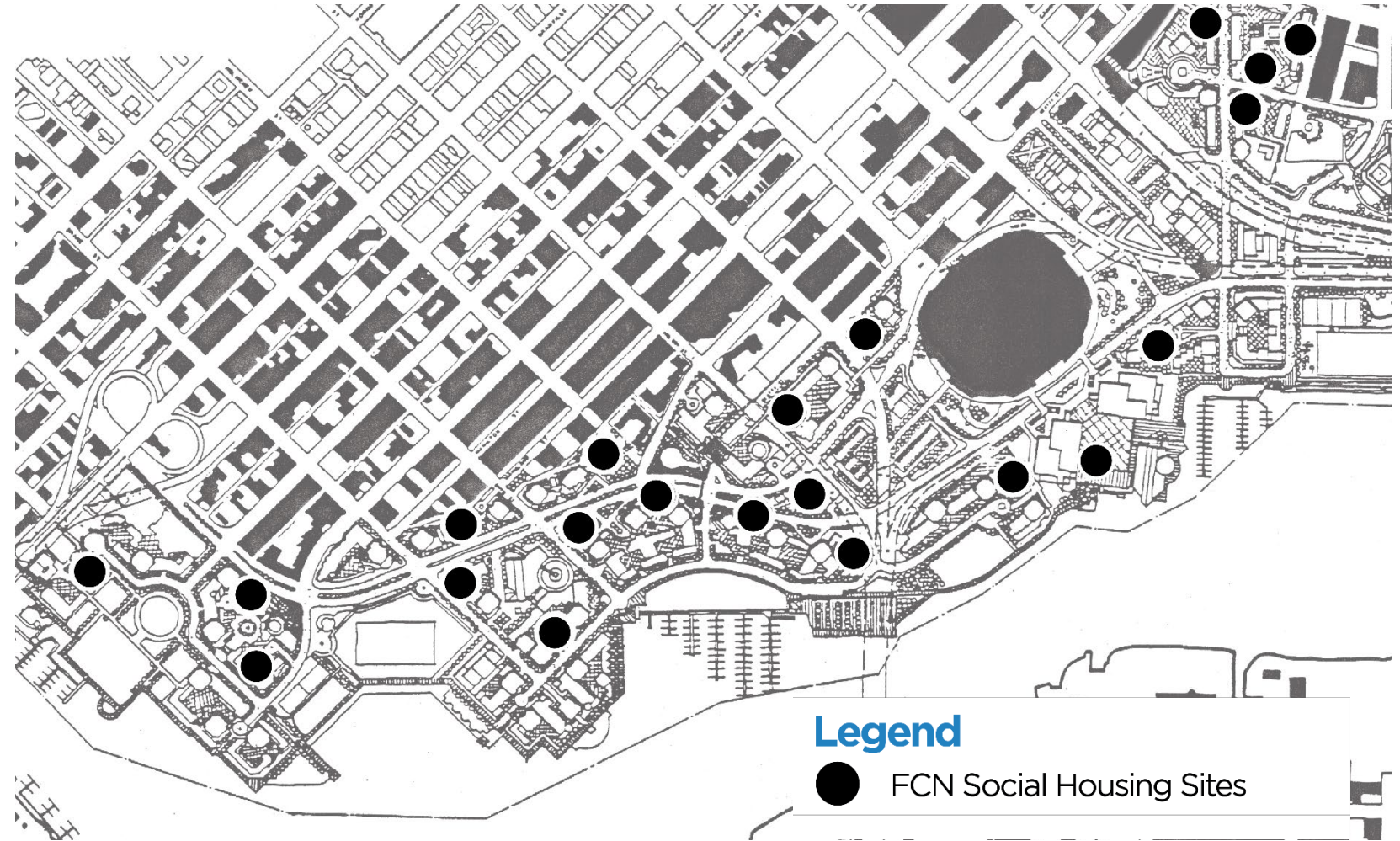
FCN ODP, Zoning Bylaws and Guidelines

- Multiple CD-1 Zoning Bylaws and Guidelines
- Opportunity to align terminology: “social housing”



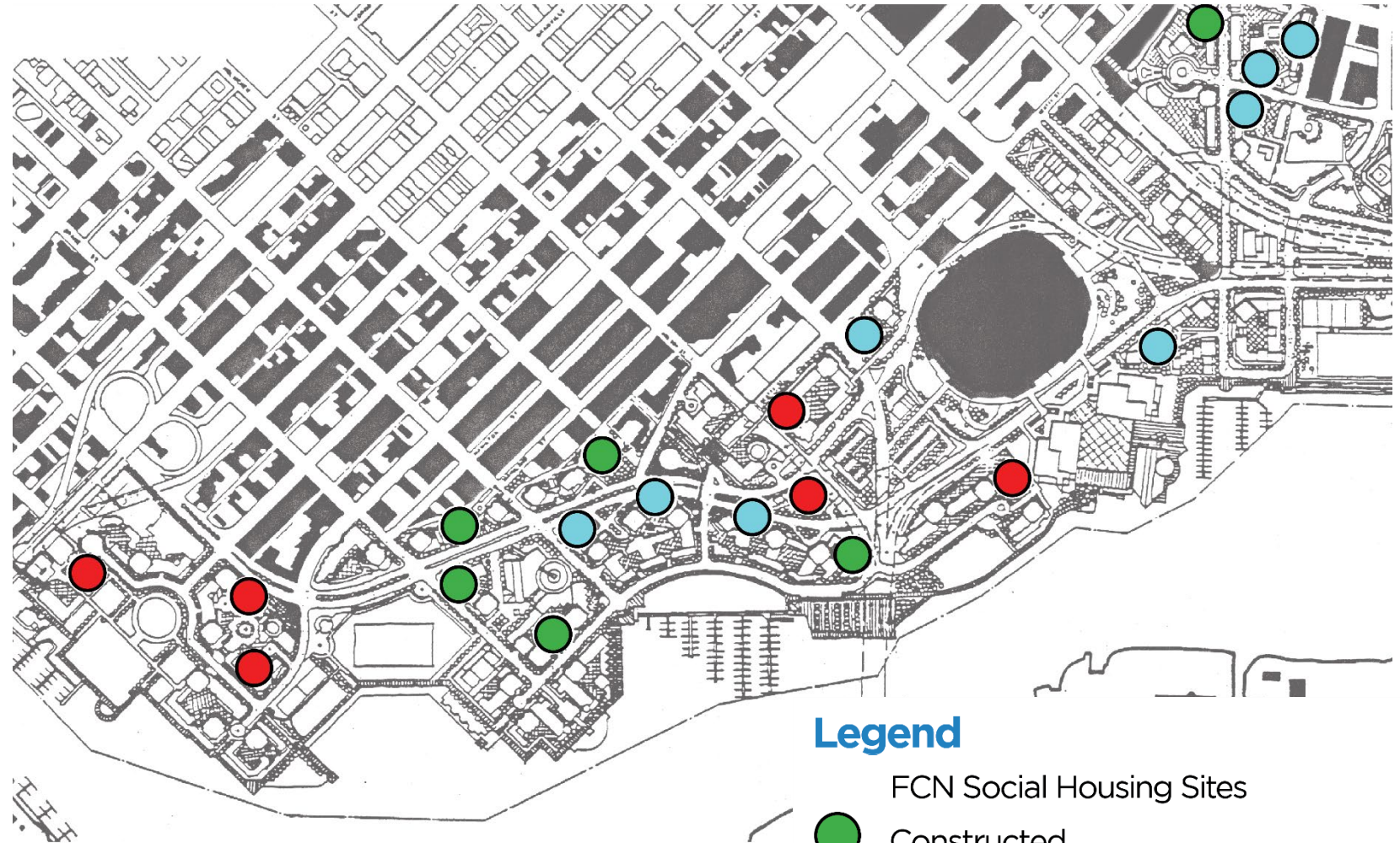
FCN ODP Social Housing Sites

- FCN ODP included:
 - 20% of units targeted for social housing
 - 20 sites identified for social housing
- Social housing delivery predicated on provincial funding programs



FCN ODP Social Housing Delivery

- 6 sites developed:
= 544 social housing units
- Key Provincial funding program cancelled in 2002
- 8 sites converted to market housing for cash-in-lieu to fund other sites
- 6 sites undeveloped:
= 598 units outstanding

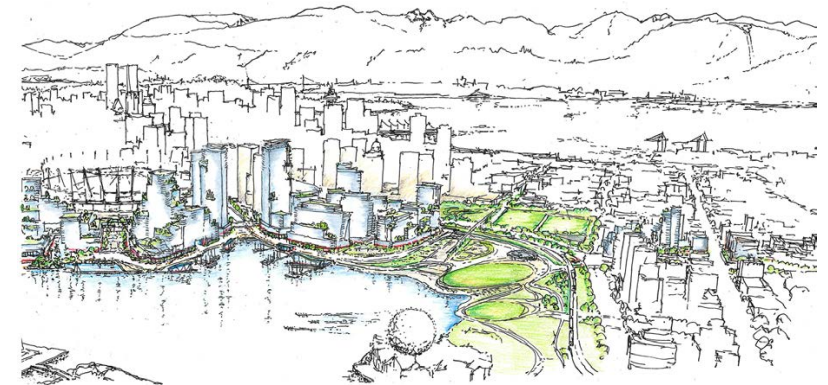


Legend

- FCN Social Housing Sites
- Constructed
- Converted
- Undeveloped

Northeast False Creek (NEFC) Plan

- Removal of seismically vulnerable viaducts and replacement with a new street network
- Homes for 10,000–12,000 new residents, including 20% social housing
- New employment space (6000-8000 jobs)
- Public amenities including parks, childcare facilities, a community centre, seniors centre, cultural centres, etc
- Seeks opportunities to expedite delivery of social housing on remaining FCN sites



Council – Landowner Decisions

Council – Landowner Decisions

2018 – Memorandum of Understanding between City, Concord Pacific and BC Housing

2022 – Master Transaction Agreement between City and Concord Pacific



Master Transaction Agreement

Subject to Council's unfettered regulatory approval of any amendments to the FCN ODP and any related zoning by-laws following a public hearing:

- Concord would transfer ownership to the City of three of the six undeveloped social housing sites - to be used for the delivery of social housing and complementary uses - at no cost to the City
- Concord would retain ownership of the remaining three sites, without the City having any right to acquire these sites for social housing purposes
- At a minimum, all the social housing units that are currently required to be delivered under the FCN ODP on the six social housing sites would be delivered on the three City Sites
- The three Concord Sites would be enabled to be developed as market housing, as opposed to social housing, with no change to the existing allowable density
- Concord would pay to the City \$110M in three phased payments

If Council decides not to approve the amendments to the FCN ODP and zoning bylaws, the MTA will be unwound without penalty or claims by either party.

Master Transaction Agreement

- Sites **3**, **4**, and **5** would be transferred to the City
- Sites **1**, **2**, and **6** would be retained by Concord

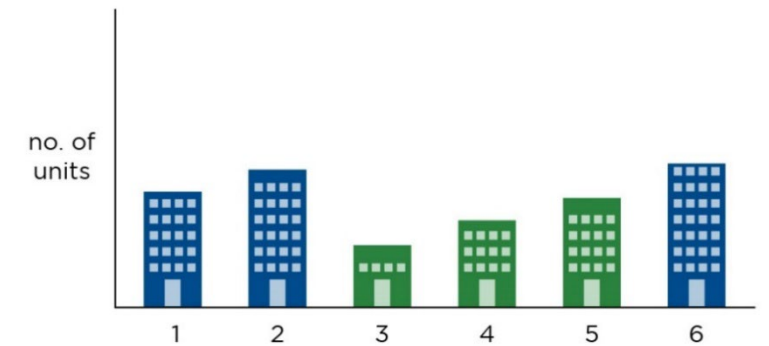


City of Vancouver sites:



450 Pacific St, 990 Beatty St and 1050 Expo Blvd

Concord Pacific sites:

1502 Granville St, 431 Beach Crescent and 900 Pacific Blvd



Legend

 Non-Market Housing  Market Housing

Master Transaction Agreement

- All 598 social housing units would be distributed onto the three City sites
- Concord sites would be enabled for development for market housing, no change to allowable density

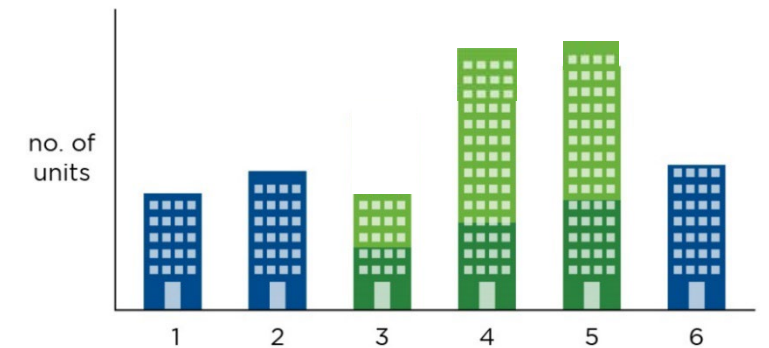


City of Vancouver sites:

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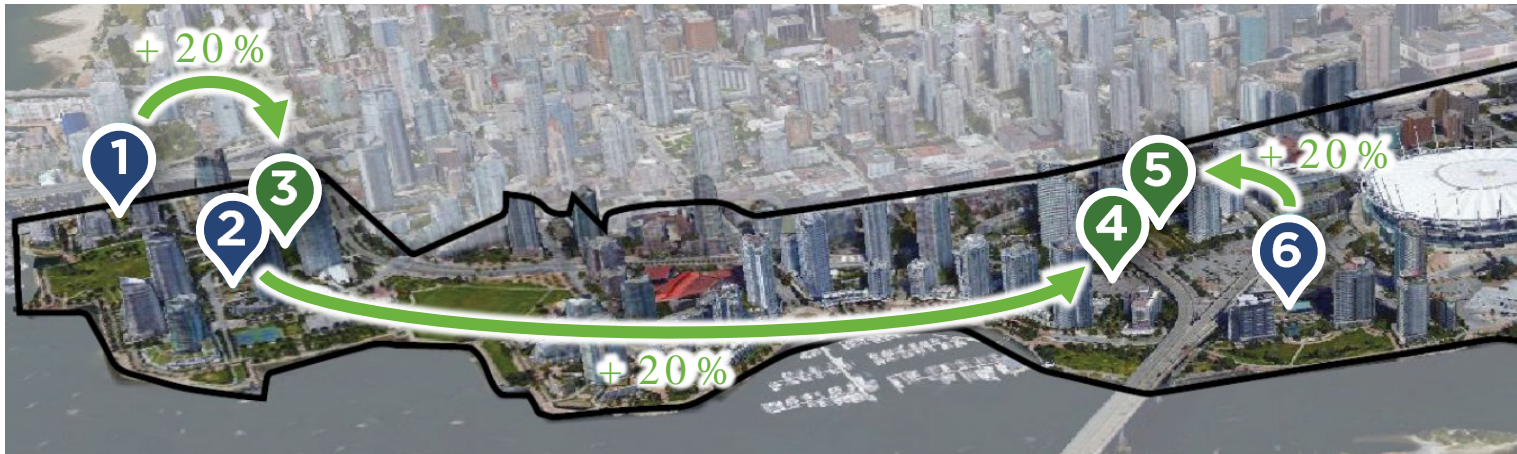


Legend

Non-Market Housing Market Housing

NEFC Plan Social Housing Policy

- As per NEFC Plan policy, all new market housing in False Creek North must provide 20% of the floor area as social housing
- Enabling the three sites retained by Concord to be developed for market housing results in additional social housing requirement
- This additional floor area is also distributed to the City sites – increases minimum number of social housing units to **661**

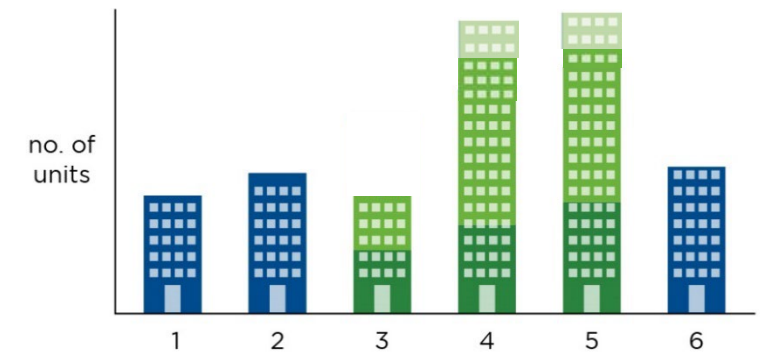


City of Vancouver sites:

450 Pacific St, 990 Beatty St and 1050 Expo Blvd

Concord Pacific sites:

1502 Granville St, 431 Beach Crescent and 900 Pacific Blvd



Legend

Non-Market Housing Market Housing

Director of Planning Application

Proposal

- This application was submitted by the Director of Planning to amend the FCN ODP and associated CD-1 By-laws and Guidelines.
- Proposed amendments include:
 - increases to the permitted height and density for social housing on two of the three sites that will be owned by the City
 - conversion of three sites from social housing to market housing (Concord sites)
 - improved document navigation and alignment with policy

What sites are included?

1 1502 Granville Street



2 431 Beach Crescent



3 450 Pacific Street



4 1050 Expo Boulevard



5 990 Beatty Street



6 900 Pacific Boulevard



Urban Design Analysis

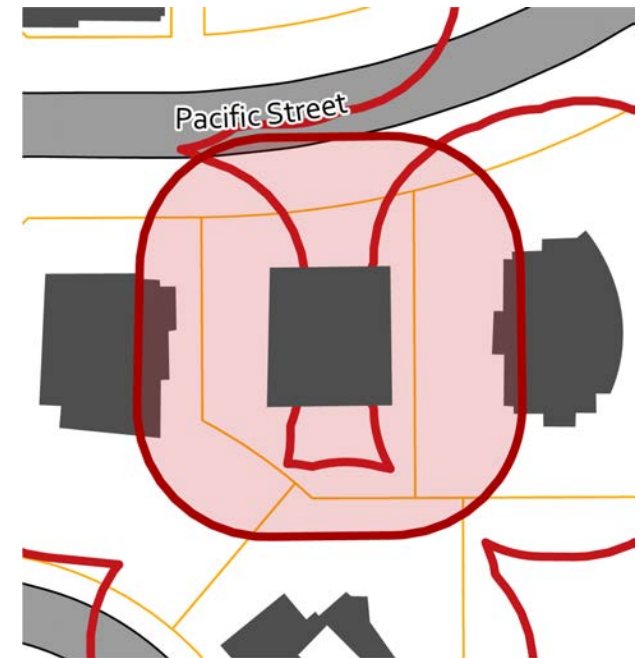
1050 Expo Blvd.



990 Beatty St.



450 Pacific St.



Legend: Minimum residential tower separation buffers (80 ft.)



Minimum tower separation met

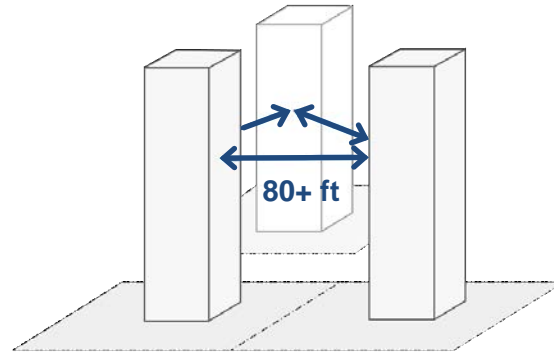


Minimum tower separation not met

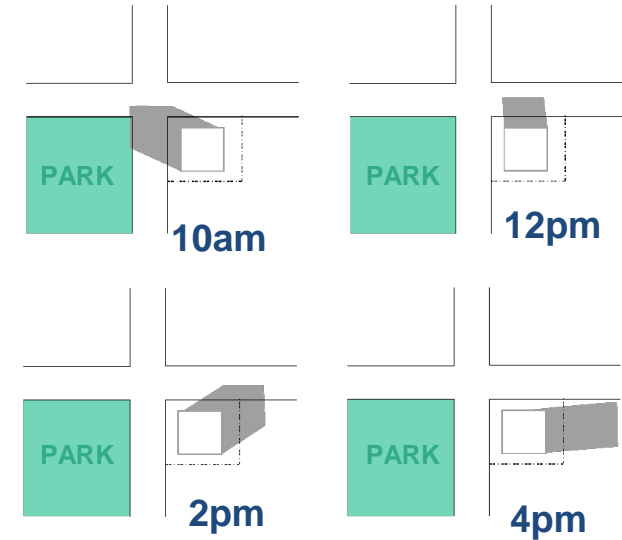
Urban Design Analysis



Demonstrates
good overall
neighbourhood fit



Appropriate
residential tower
separation



No shadow
impacts on City parks
or plazas

1050 Expo Boulevard

Existing regulations:



Proposed:



Floor Area: 23,661 sq.m

Storeys: 29 storeys

Height: 88.1 m

FSR: 6.1

Units:

Studios:	108
1-Bedroom:	69
2-Bedroom:	91
3-Bedroom:	28
Total:	296

Family Units: 40%

990 Beatty Street

Existing regulations:



Proposed:



Floor Area: 21,500 sq.m

Storeys: 28 storeys

Height: 85.3 m

FSR: 7.5

Units:

Studios:	98
1-Bedroom:	88
2-Bedroom:	96
3-Bedroom:	4
Total:	288

Family Units: 35%

450 Pacific Street

Existing regulations:



Proposed:



Floor Area: 7,504 sq.m

Storeys: 7 storeys

Height: 22.5 m

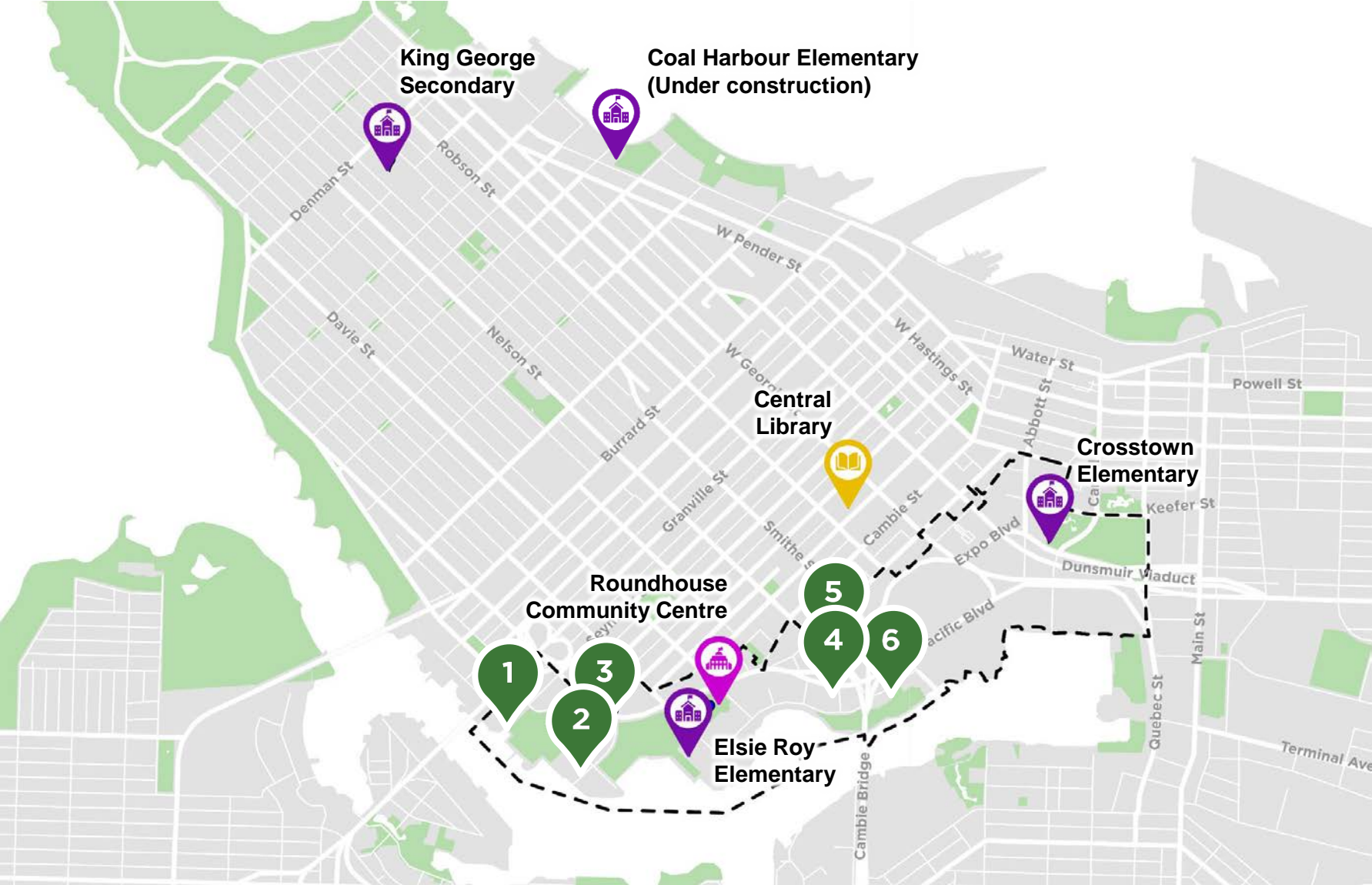
FSR: 3.5

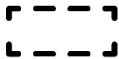

Units:

Studios:	30
1-Bedroom:	26
2-Bedroom:	23
3-Bedroom:	11
Total:	90

Family Units: 38%

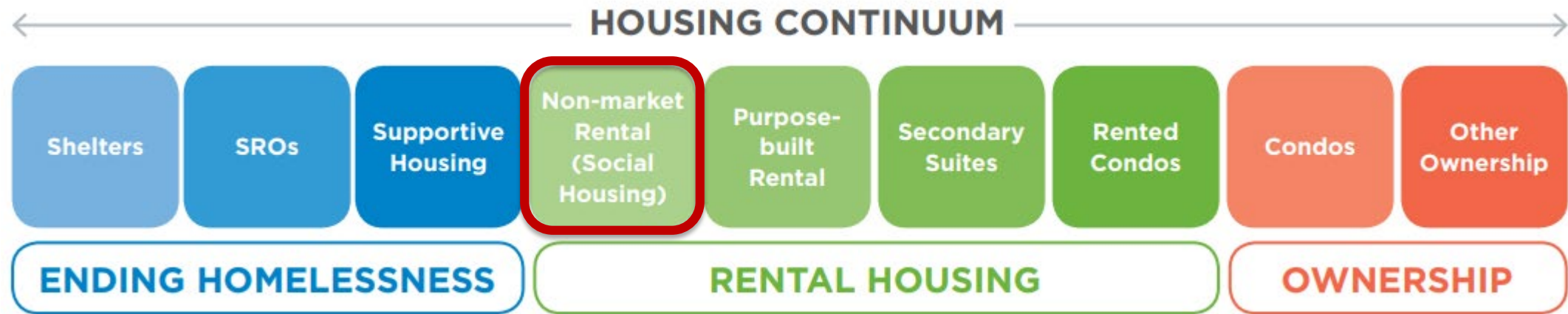
Community Amenities



-  ODP Boundary
-  Application Sites
-  School
-  Community Centre
-  Library

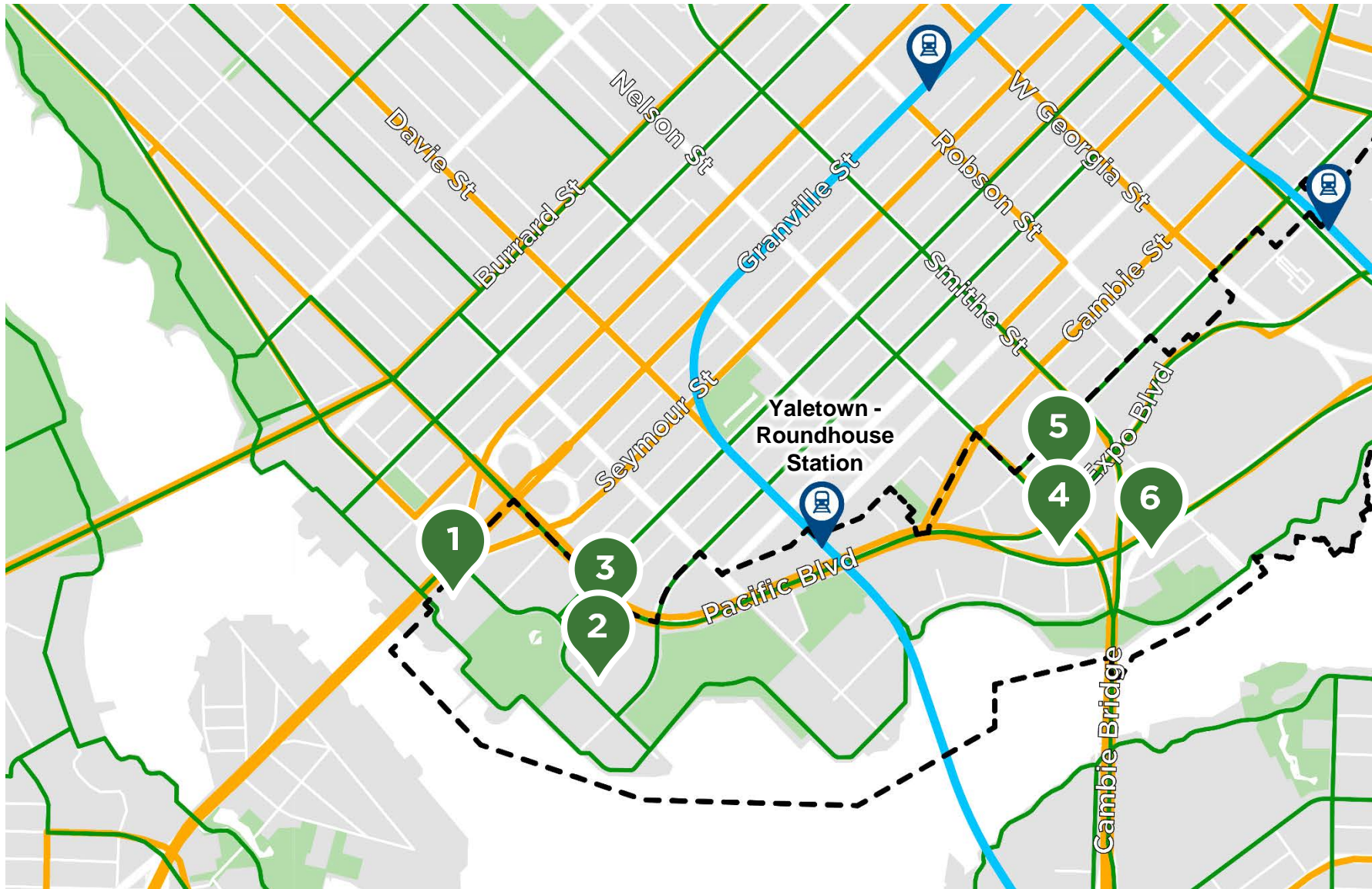
Housing

- Enabling at least 661 units of social housing, owned by the City



- Working on conjunction with BC Housing, the affordability target is for:
 - 20% at shelter and pension rate;
 - 50% rented to households with incomes below the Housing Income Limits; and
 - 30% Low End of Market
 - Additional deepened affordability for indigenous people and women fleeing violence.
- Targeting at least 35% family sized units (2+ bedrooms)
- No existing tenants, TRPP does not apply

Transportation



- ODP Boundary
- Application Sites
- Rapid Transit Stations
- Rapid Transit Line
- Bus Route
- Bikeway

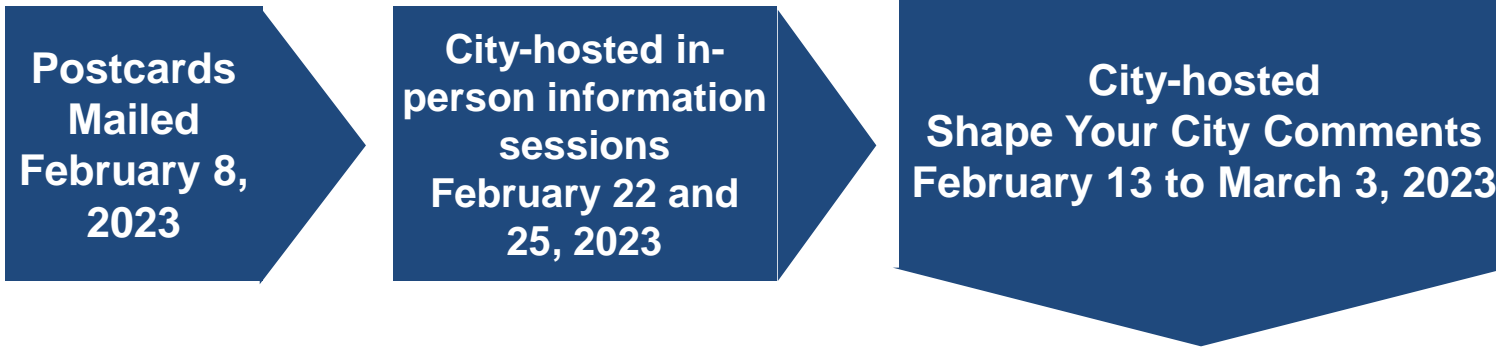
Streamlining By-laws



Staff propose amendments to improve document navigation, clarifying land use regulations, and aligning with policy in the FCN ODP and associated CD-1s:

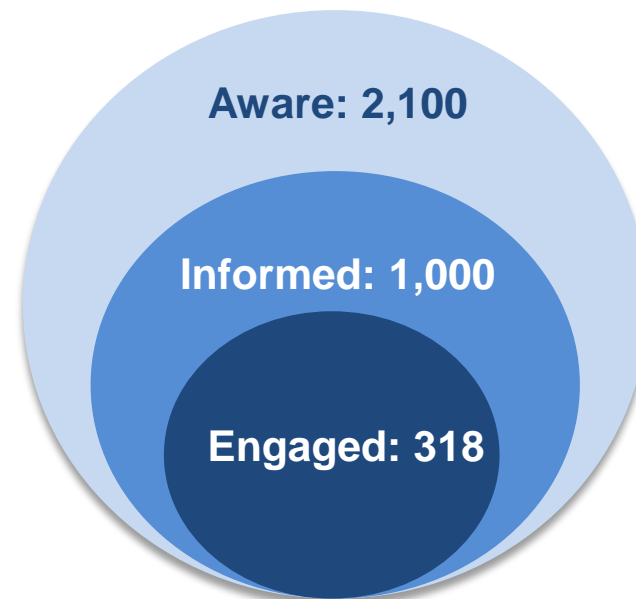
- Ensuring consistency with current Housing policy
- Simplification of language and references
- Aligning definitions in the ODP with the Z&D By-law
- Increasing balcony and outdoor amenity exclusions consistent with current development standards

Public Consultation



Postcards distributed	15,852
Listserv emails distributed	1,742

Questions	97
Comment forms	610
Other input	25
Total	732



Comments of support

- Affordable housing
- New delivery model
- Location

Comments of concern

- Height, density, and massing
- Firehall and traffic congestion
- Land transaction agreement terms
- Sunlight and views
- Insufficient neighbourhood amenities

Conclusion



1. Enabling at least 661 social housing units



2. Building more diverse, affordable, and family housing options



3. Working with other levels of government to fund social housing



4. Community benefits



5. Complete communities

