WORKSHOP 1:
history & context

workshop summary
november 25, 2017

False Creek **South**

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WORKSHOP OUTLINE

1. Welcome & introductions
2. History presentation
3. Breakout discussion
4. Break
5. Demographics and statistics over time presentation
6. Breakout discussion
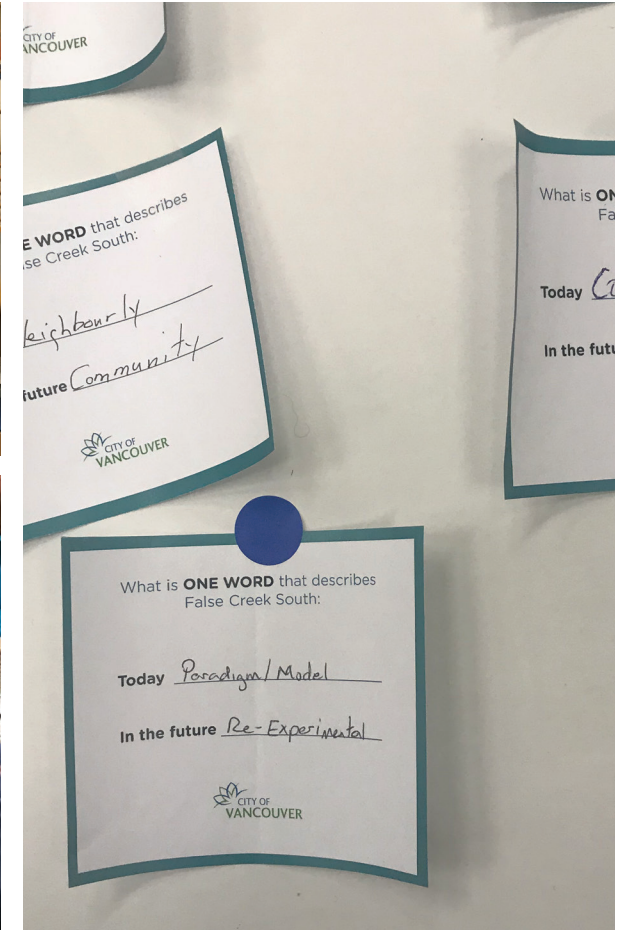7. Dotting exercise
8. Report back
9. Closing & next steps

November 25, 2017
1 pm - 4 pm

False Creek Elementary School Gym
900 School Green
Vancouver, BC

33 workshop participants

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KEY THEMES

After a presentation, workshop participants were asked to discuss:

- **HISTORY:** what aspects of FCS's history are visible/important in the neighbourhood? Is there anything missing? (i.e. ecological, Indigenous, industrial, transformation/planning?

- **COMMUNITY:** do the ODP objectives around social mix (income mix, household mix) resonate with you? why or why not?

- **FUTURE:** in the spirit of experimentation and innovation, what aspects/issues are important to consider moving forward and why?

The key ideas were collected and organized into major themes:
- Desire to acknowledge and strengthen understanding of **Indigenous presence and history**
- Don't lose sight of the area's **industrial heritage**
- **Natural setting** is an important characteristic - **water** as a central feature
- FCS is unique due to the **planning legacy**
- **Neighbourhood character**: village-like urban design
- **Community mix** is integral to FCS's identity
- Retain strong **sense of community**
- Desire to be able to **continue living** in the community, while **welcoming new residents**
- **Co-ops** are a fundamental feature
- **Amenities** need to reflect population demographic
- Enhance **heritage and culture** in False Creek South
- Cultivate a **diverse and healthy community**
- Protect and enhance False Creek South's **natural ecology**
- Pursue **innovation and experimentation**
- Improve **accessibility and connectivity**

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HISTORY - WHAT IS VISIBLE

ENVIRONMENT	COMMUNITY	INDUSTRIAL HISTORY	URBAN DESIGN	PUBLIC REALM	MISCELLANEOUS
• Nature • Shoreline • Trees and greenspace • Original streams • Wildlife • Views of mountains • Berm • Water • The Creek and it's long important history to local settlements • Central park • Water orientation	• Mixed income • Affordability (strata/co-op/rental) • Intentionality of social design • Inclusivity • Little distinction between classes • Families and new people • Significant leadership from co-ops • Parents feel secure that kids are safe while roaming • Built for community/residential	• Train line • Rail road tracks • Industrial heritage • Granville Island industries • Walkway with photos and text	• Village scale established in 1970s • Houses all appear similar • Wide courtyards and townhouses • Narrow streets • Underground parking • Natural pathways • Tree covered routes • Planning and engineering foresight (buried wires) • Bold design experiment - and a lot of it worked! • Neighbourhood style • Village typology • Housing mixed with nature • Levels of privacy • Playgrounds in enclaves • Contrast of density • Walkability • Minimal need for car • Contrasted with Olympic Village	• Open spaces • Public face of the space • Seawall • Leg-in-Boot square • People, walking, Interaction • Initially a public destination • High street • Taming of automobiles • Transportation corridors • 6th Ave overpass	• Marina and boats (live aboard) • Street names • Building on a legacy • Utopian thinking

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HISTORY - WHAT IS MISSING

ENVIRONMENT	COMMUNITY	ACCESSIBILITY & CONNECTIVITY	LOCAL HISTORY	PLANNING	MISCELLANEOUS
• Connection to water/old streams (opportunity for restoration and daylighting) • Natural ecological features/native ecology • De-pollution of water/streams • Historic shoreline • Frogs • Contaminated areas • Views to mountains/view corridors and sight lines	• Diversity of demographics • Social mix has diminished over time (older population) • Spirit of the community, civic politics • Community recreation	• Connections to adjacent areas (Fairview Slopes, Granville Island, Olympic Village Skytrain Station) • How FCS addressed the north boundary - small land bridge • Rapid transit/streetcar to better connect neighbourhood and retail nodes • Accessibility to the water way as in docks • Open rail line to downtown • Accessibility to suites • Access to water	• Indigenous presence and connections • Acknowledgement of Indigenous community past & present • Industrial past and great fire	• Missing how experimental this community was • Neighbourhood retail (e.g. in leg in boot square) • Community amenities	• Densification • Weather protection • No history visible • Different levels of governance/mix in east and west • Not just "ours" anymore - how is this going to change

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COMMUNITY - ODP OBJECTIVES

Are the ODP objectives important? Why or Why not?

- The mix is important (mutual support in the community (shovelling snow, raking leaves)
- Window into other's lives, opportunity to learn and grow
- Welcoming to newcomers and long term relationships
- Mix allows for continuity - gives neighbourhood depth, history, strength. Collective memory
- Resilience and support - can see safety through kids
- To maintain community is an ecosystem
- Hollowing out the centre (working class/young families)
- Provide opportunities to age in place
- Need to focus more on work-force
- Housing for young families
- Middle density missing (single-family townhouse/high rise)
- Mixed income = good urban design
- City hasn't achieved this goal since FCS (tried with Olympic village)
- Neighbourhood ideal for missing middle
- Income mix important for social sustainability
- Like targets for single people (social health; higher targets for singles)
- 1/3 mix as aspirational goal - could include priority for workforce housing
- Aging population creates a challenge, particularly around income. Opportunities for smaller units
- Diversity important
- Need to consider infrastructure (schools, medical facilities, childcare, etc.)
- The ODP very much represents FCS

- City engagement not with all residents (reach wider population - renters vs. owners?)
- Co-ops - no incentives for down-sizing
- Has removed territorial attitude with objectives
- The physical design of FCS makes it difficult to identify different income levels
- Mix of market and non-market is good
- Need more market rental
- Lack of cultural mix
- Decrease social isolation
- Contributed to healthy community (but stressed by market housing and prices; external forces pushing up prices)
- Supports stability
- Mixed-tenure = fundamental (age and income mix dependent on continuation of non-market expansion)
- Less secondary rental because of strata housing prices
- Stability of people in community since 1970s
- Interface of various groups and demographics - heterogeneous community
- Being able to rely on your neighbour
- Co-ops fostering a sense of community
- Equality - it humanizes people/ gives a reality check
- Need planning to free up family housing as residents age and become over housed
- Shift from ODP mix evidence of success in continuity
- Opportunity for flexible housing (move walls? Change configuration as needs change)
- Enforcement of ODP - cannot rely on market to deliver social or supportive housing

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FUTURE - CONSIDERATIONS MOVING FORWARD

HOUSING	COMMUNITY	BEYOND FCS	NEIGHBOURHOOD MIX	COMMERCIAL	CHARACTER & URBAN DESIGN
• Cohousing of various forms (families, children, seniors) • Higher levels of accessibility in housing • Maintain co-op model for building strong community "if it aint broke, don't fix it" • Streetcar below ground, housing above • Not stigmatized by housing type (co-op vs private) • Security for residents • Modular housing on station site - to facilitate re-development • Ensure most vulnerable people can remain in the community • Aging in place and workforce housing and creatives • Opportunities for different types of people	• FCS identity • Sharing resources (eg energy, tools, vegetables etc.) • Hey neighbour initiatives • Maintain community without losing fabric of community • Increase vitality of community • Amenities need to match changing community (more child space, seniors rec opportunities, space to downsize, new school, washrooms) **ENVIRONMENT** • Shared renewable energy grid • Environmental sustainability • Clean water in creek • Green development, sustainable design, EV charging	• Can we think about how to expand FCS spirit and learnings beyond neighbourhood while tweaking FCS • Missing citywide density plan • Award winning/ internationally recognized • 6th Ave opportunity to integrate into the rest of the city (facing south could be a lot more welcoming) **DENSITY & GROWTH** • Focus smart density where appropriate • The "edge" should be used to deal with transition for growth • Higher density -high-rise - minimize loss of open space, preserve natural landscape • Ways to maintain community/green space/ courtyards even higher buildings - keep innovating	• Rebalancing mix - easy for seniors to stay, families to come • Maintain 50/50 market and non-market mix • Maintain mix and spread evenly (i.e. add seniors housing and families, but together not separate) • Income diverse not an "income ghetto" • Look at ecology (incomes, ages, etc. in balance) how do you scale that? Keep ecosystem intact • Emphasize intergenerational communities **PUBLIC SPACE** • Better use of public spaces under bridges (eg playgrounds pop up uses) • Community/communal gardens	• Better integration of retail/ commercial • More commercial growth (Leg-in-Boot square, inviting other people in) • More mixed-use • Nonmarket commercial space (trouble supporting commercial space) • Small scale retail clusters and shopping • Support pop-up business **MISCELLANEOUS** • Too short of plan time frame • Financial sustainability • Increased recognition of history (Indigenous, industrial, ecological) • Reduced use of cars, increase public transit	• How to adapt pattern language/enclaves for higher density (without isolating with higher density) • Vancouver designs cold/ isolated buildings • Building type in FCS - adaptable • Concept of developing neighbourhoods as villages • Balance real estate and urban design • Want warm buildings with a community focus (UK uses bridge space - communal)

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ONE WORD

Workshop participants were asked "What is ONE WORD that describes FCS today and one word that describes FCS in the future?"

TODAY?	IN THE FUTURE?
Isolated	Interwoven
Village-Like	Sustainable Village
Green spaces	Shoreline
Community	Neighbourhood
Uncertain	Affordable
Best	Anxious
Humanistic	Humanistic
Community	
Scenic	Scenic
Diverse	Diverse
Majestic	Open spaces
Mixed, green	Diversity
Inclusion	Affordability
Home!	Home?
Livability, community	Affordable housing
Walkable waterfront	Bike paths
Neighbourly	Community
Community	Community
Run Down	Holistic
Paradigm/Model	Re-experimental
Unique	Community
Community	Community
Growing	Community
Diversity	Diversity
Active	Inviting
Comfortable	Efficient

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