

# FALSE CREEK SOUTH

TOPIC WORKSHOP 4: Housing



Saturday, January 13, 2018 | False Creek Elementary School 9:30 AM – 12:30 PM

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**Welcome**

# TODAY'S OUTLINE

1. Introductions
2. Background + Role of the Workshops
3. History + Tenure Tour
4. Housing Demographics
5. CoV Housing Strategy
- \* \* \* **BREAK** \* \* \*
6. Discussion
7. Closing

# FALSE CREEK SOUTH

## **Introductions: \*RePlan, committee of False Creek South Neighbourhood Association**

- Mission is to create a dialogue with the City of Vancouver to establish a process to preserve and enhance the False Creek South community beyond lease end, enabling the community to evolve and diversify in a way that is sustainable for existing residents and the City of Vancouver.

# FALSE CREEK SOUTH

## Workshop Series

We Are Here



①

**HISTORY**

Nov 25

②

**SUSTAIN-  
ABILITY**

Dec 2

③

**PUBLIC  
REALM +  
OPEN  
SPACE**

Jan 10

④

**HOUSING**

Jan 13

⑤

**TRANS-  
PORTATION**

Jan 24

⑥

**CHARACTER  
+ URBAN  
DESIGN**

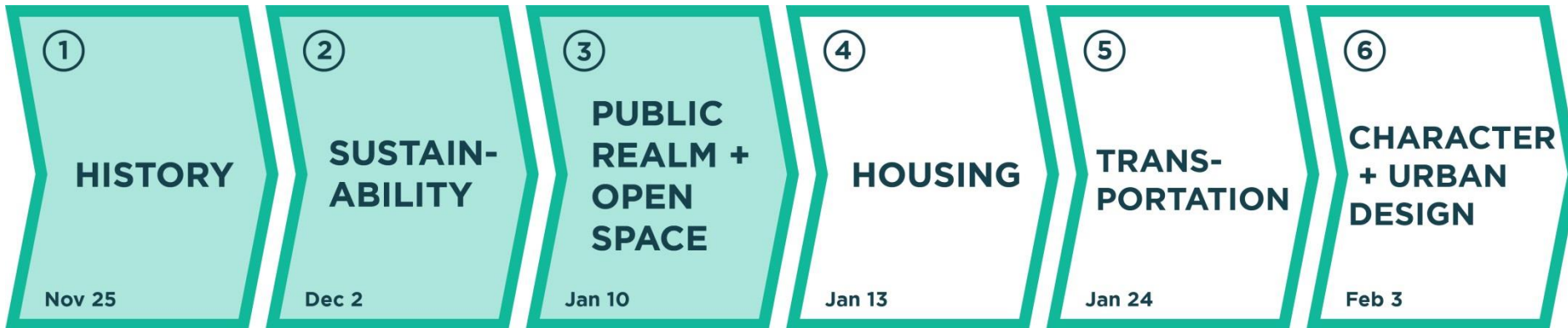
Feb 3



# FALSE CREEK SOUTH

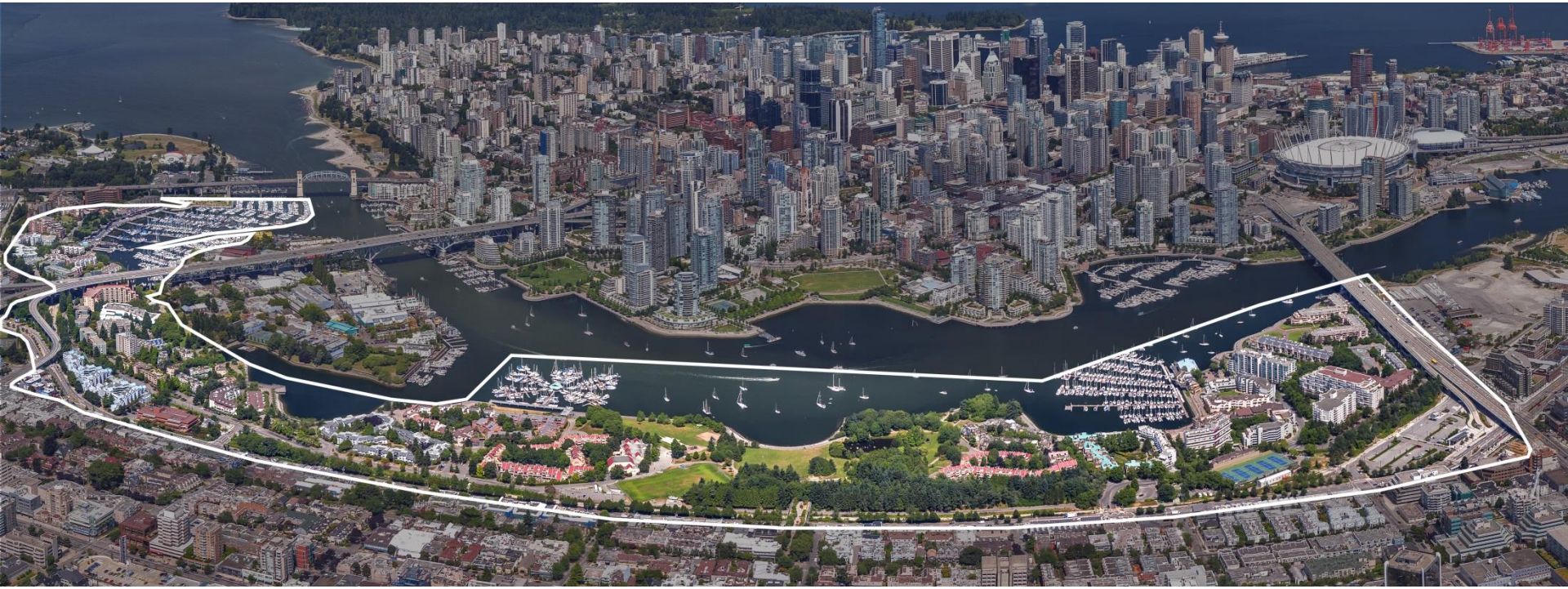
## Workshop Series

We Are Here



- Explore community values
- Identify issues
- Share ideas

# FALSE CREEK SOUTH



# FALSE CREEK SOUTH

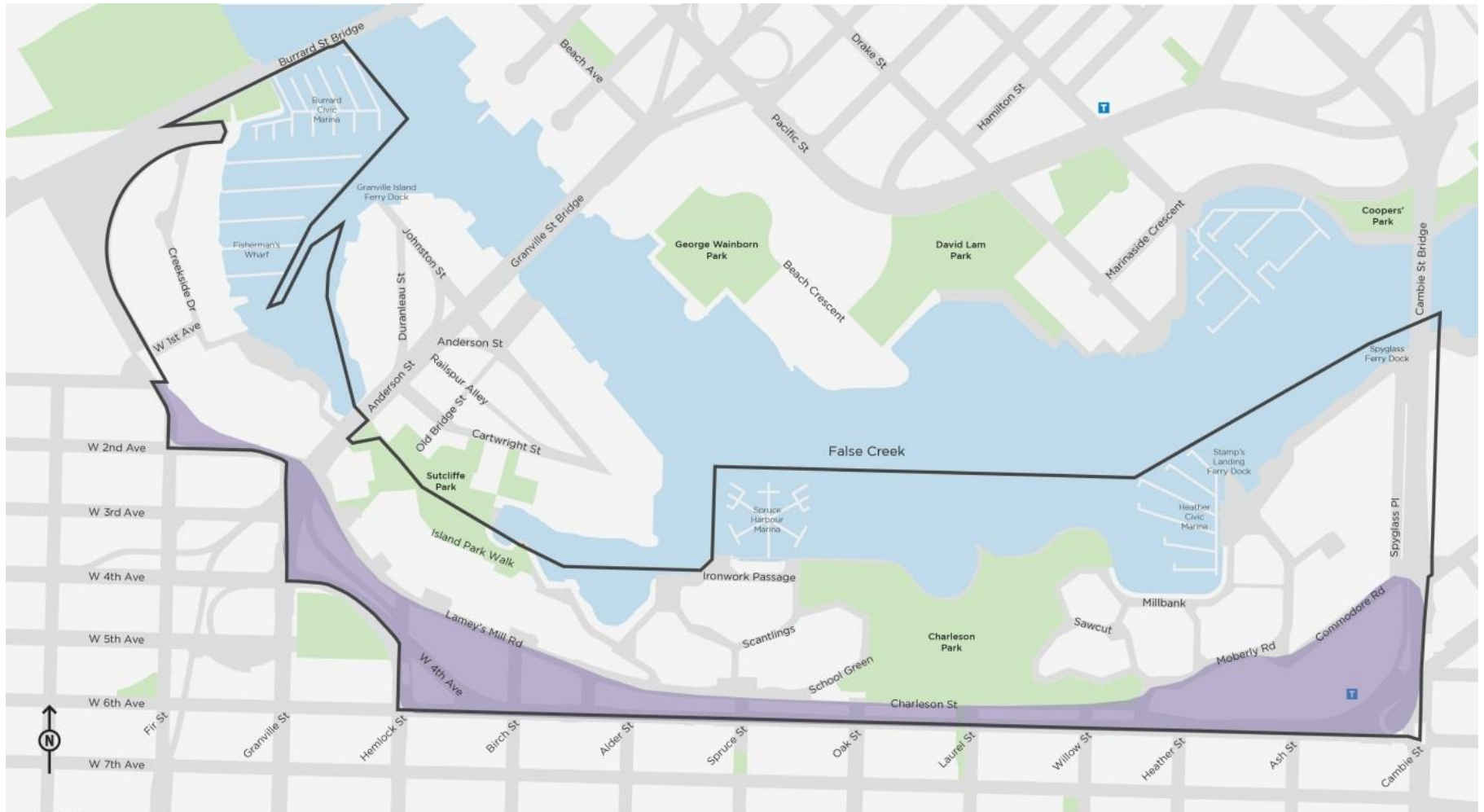
## Planning Process Timeline





# FALSE CREEK SOUTH

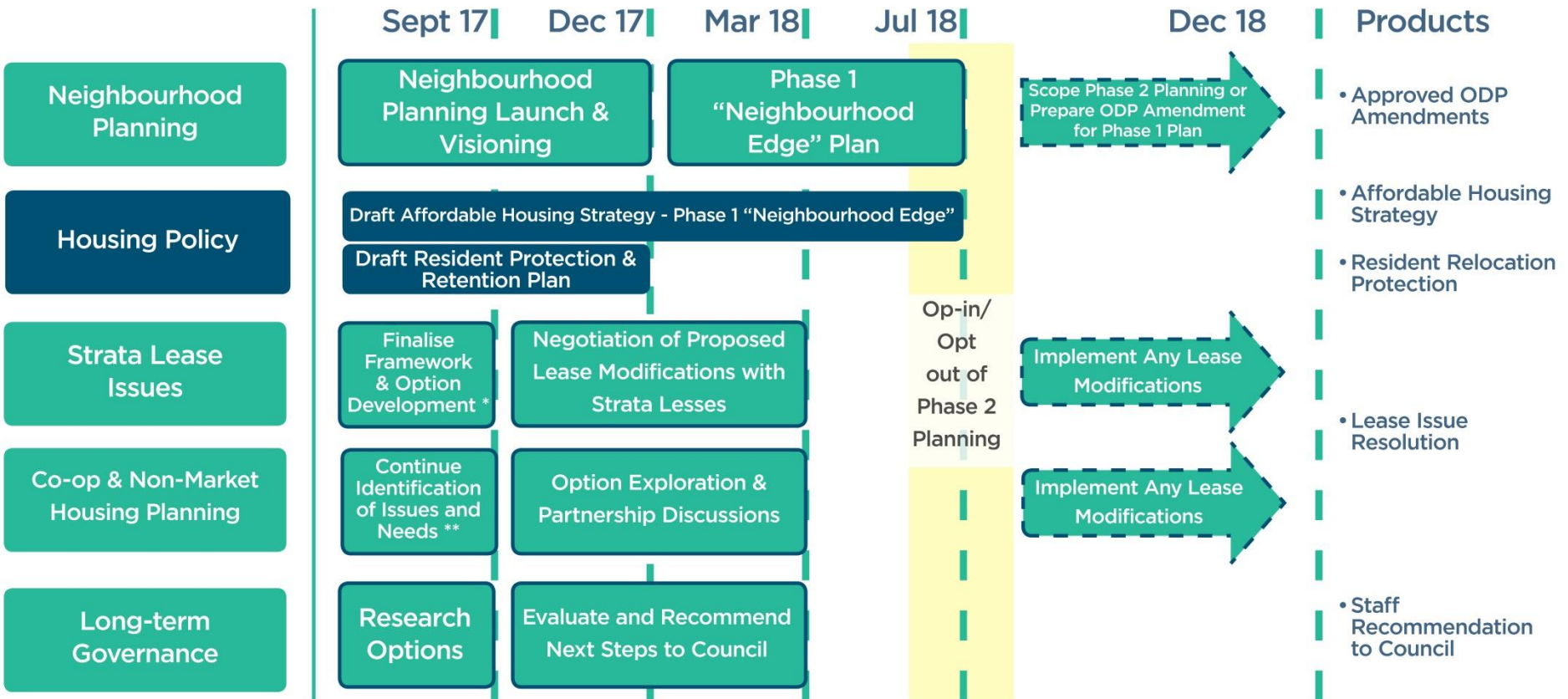
## Phase 1 “Community Edge”



- LEGEND**
- Area boundary
  - Street
  - Park
  - T Transit station
  - Phase 1 Focus Area

# FALSE CREEK SOUTH

## PARALLEL WORK STREAMS:



**2**

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**Background  
+ Role of  
Workshops**

# FALSE CREEK SOUTH

Workshop Objective

What is important about  
**Housing** in  
False Creek South, and  
**why?**



# FALSE CREEK SOUTH

## What We've Heard - Sample of Emerging Principles

- Importance of **security of tenure** for existing residents and urgency of lease renewal
- Need for smaller, accessible units and **diverse housing options** to enable aging in community
- **Interest to bring new residents** into the neighbourhood, including families and local workers
- Mixed tenures and mixed-income housing has created a **strong, healthy and connected community**

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## Icebreaker

# BREAKOUT DISCUSSION #1

- Introduce yourselves
- Your interest in attending this workshop

**Housing  
History**



**& Tenure  
Tour**



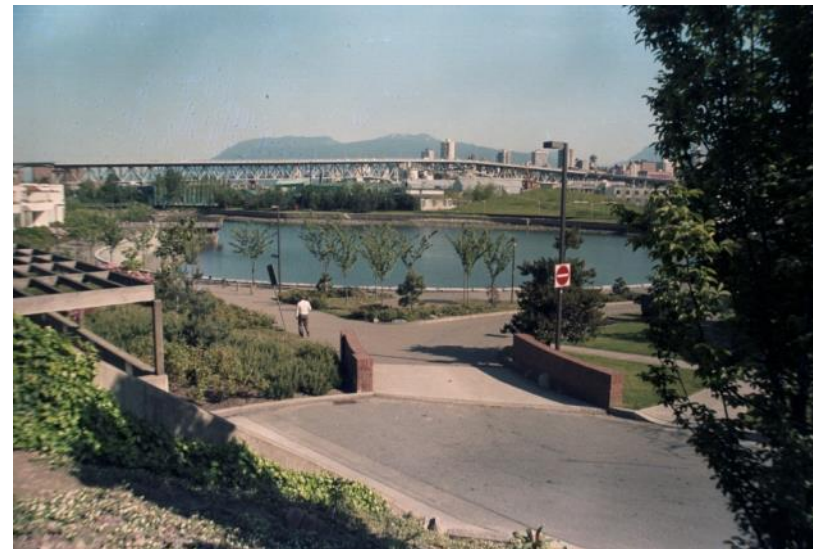
# COMMUNITY BUILDING

**Participatory community planning methods were employed in the early 1970s in order to ensure a mixture of tenure, income levels, and building/unit styles to be constructed on the site.**

- Early designs for the area were based on community charettes led by architect Stanley King
- The diversity of housing units represent a desire to ensure that the new development was welcoming to a range of residents, including lower income citizens and families
- The 1974 Official Development Plan helped establish Vancouver as a leader in the providing social and market housing located in central areas.
- Planning of the area was related to the budding concept of “Vancouverism” promoting the livability of inner-city districts



Apartment buildings in False Creek South, 1983, CVA 780-497



Island Park Walk along False Creek South, 1986, CVA 775-64

# PRINCIPLES + OBJECTIVES

## False Creek Public Objectives 1973

- **Variety of People**  
Age, Households + Income
- **Variety of Uses**  
Residential, Commercial, Recreational + Marinas
- **Variety of Tenure**
- **Variety of Places and Views**
- **Retain and Clean Up Water Area**
- **Remove Industries**
- **Minimize Vehicles – Maximize Transit + Pedestrians**
- **Continuity of Walkways and Waterfront Walkway**

# FCS UNDER CONSTRUCTION





# LAND USE



- LEGEND**
- Area boundary
  - Street
  - Park
  - Transit station
  - Seawall
- Land Use**
- Residential
  - Mixed-use (residential-commercial)
  - Mixed commercial (office-retail/service)
  - Office
  - Retail/service
  - School
  - Parking or vacant



# MIX OF INCOMES

## False Creek Income Mix Goal - 1972 **(1976)**

Higher

15,000+ **(19,000+)**

33 1/3

Middle

10,000 - 15,000 **(12,000 - 19,000)**

33 1/3

Lower

0 - 10,000 **(0 - 12,000)**

33 1/3

# HOUSEHOLD MIX

## False Creek Household Mix Goal - 1974

Family

25%

Elderly

25%

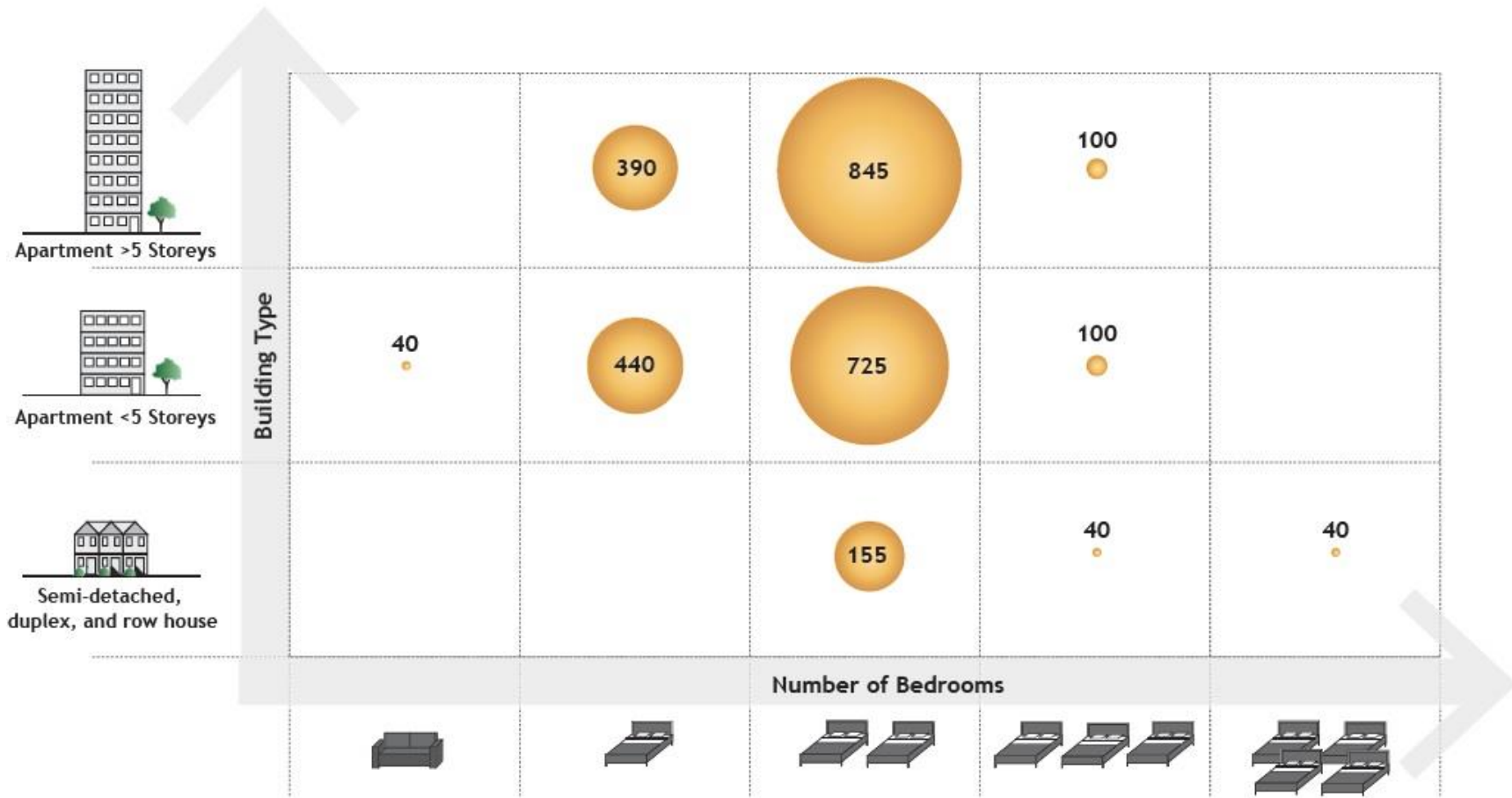
Young Couple / Mature Couple

15%

Single

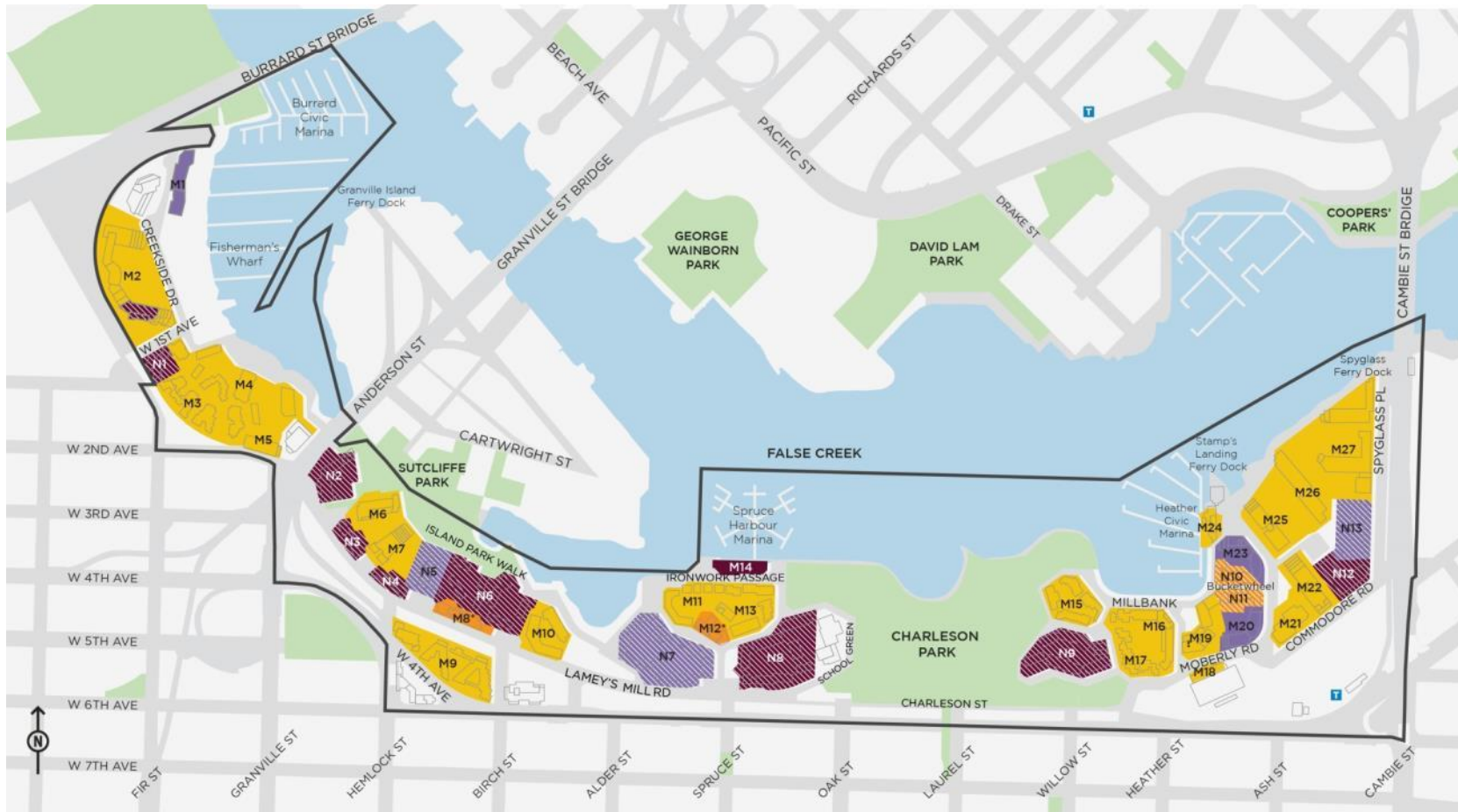
35%

# NUMBER OF BEDROOMS AND HOUSING BY TYPE



Source: 2011 National Household Survey, Statistics Canada

# DIVERSE & AFFORDABLE HOUSING



## LEGEND

- Area Boundary
- Street
- Park
- Transit Station
- Building footprints

## Housing by Type

- Co-op - Market
- Co-op - Non-market
- Rental - Market
- Rental - Non-market
- Special Needs Residential Facilities
- Seniors - Non-market
- Strata - Market
- Non-residential Use



**FCS**



**TENURE  
TOUR**

## Tell us a bit about yourself ...

- How did you come to live in FCS?
- How did it compare to initial expectations?
- Tell us what living in your community means to you?
- Tell us what living in your particular tenure means to you?
- How does your tenure contribute to the community mix in False Creek South?

**CO-OP**



**TENURE  
TOUR**

# Tenure Tour: CO-OP

- **5 Co-ops on leased land.**
- Total Units: 614**
- **Majority on 40 – 60 year leases.**
- **Incorporated under the Co-op Act of BC to deliver affordable housing.**
- **Self-managed with major decisions made by the members.**
- **Came into existence via operating agreements with CMHC.**



**STRATA  
LEASEHOLD**

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**TENURE  
TOUR**

# Tenure Tour: STRATA LEASEHOLD

- **13 strata leasehold buildings on city land**  
**Total units: 668**
- **City is the leasehold landlord for each leasehold tenant.**
- **Regulated under the BC Strata Property Act.**





**SOCIAL  
HOUSING**

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**TENURE  
TOUR**

# Tenure Tour: Non-profit/Social Housing/Community Care Facilities

- Kiwanis Fairview Manor
- Clarke Manor
- Wellington Apartments
- Van Coevereden Court

**Total Units: 319**

- Broadway Lodge
- False Creek Residences for Independent Living Society

**Total Units: 140**



**OTHER  
TENURES**

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**TENURE  
TOUR**

# Do we have any participants from:

- Freehold Strata
- Live-aboard Co-op
- Rental (market)
- Co-op (market/non-city land)



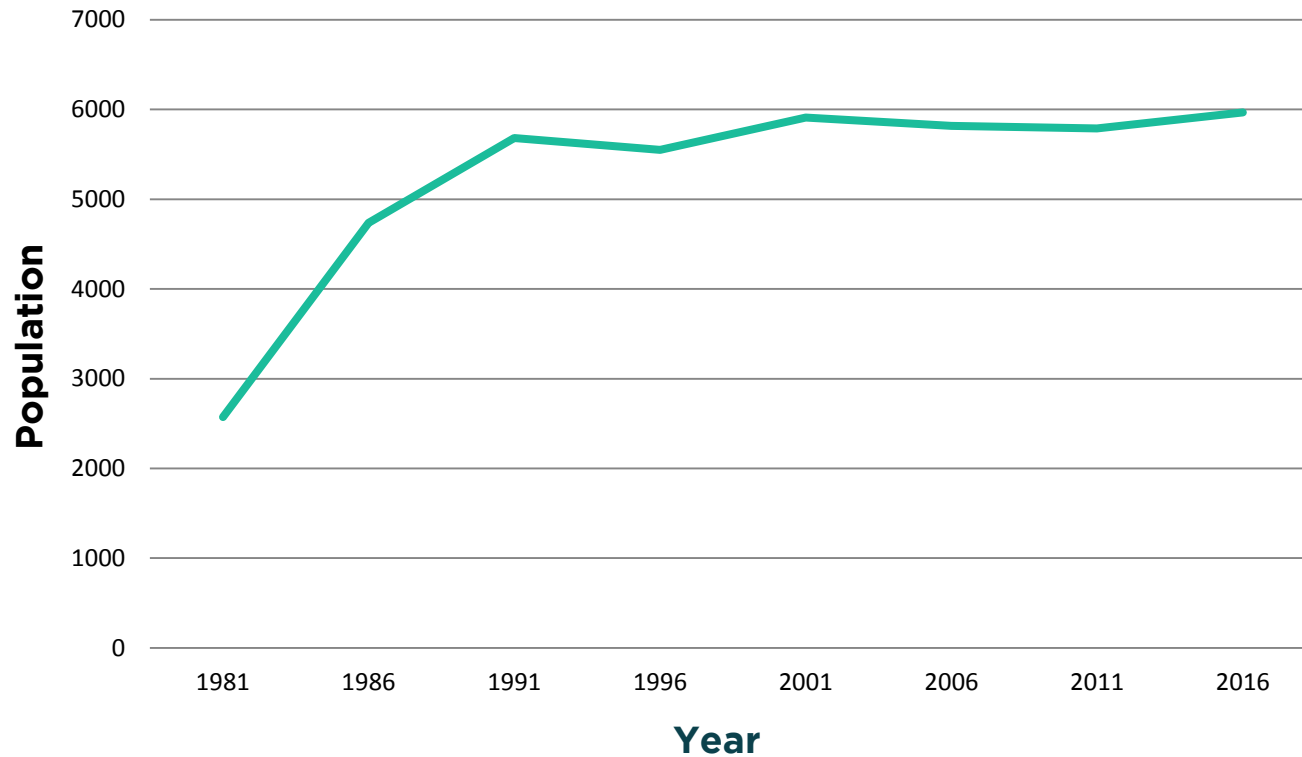
**FCS**



**Housing  
Profile**

# POPULATION GROWTH

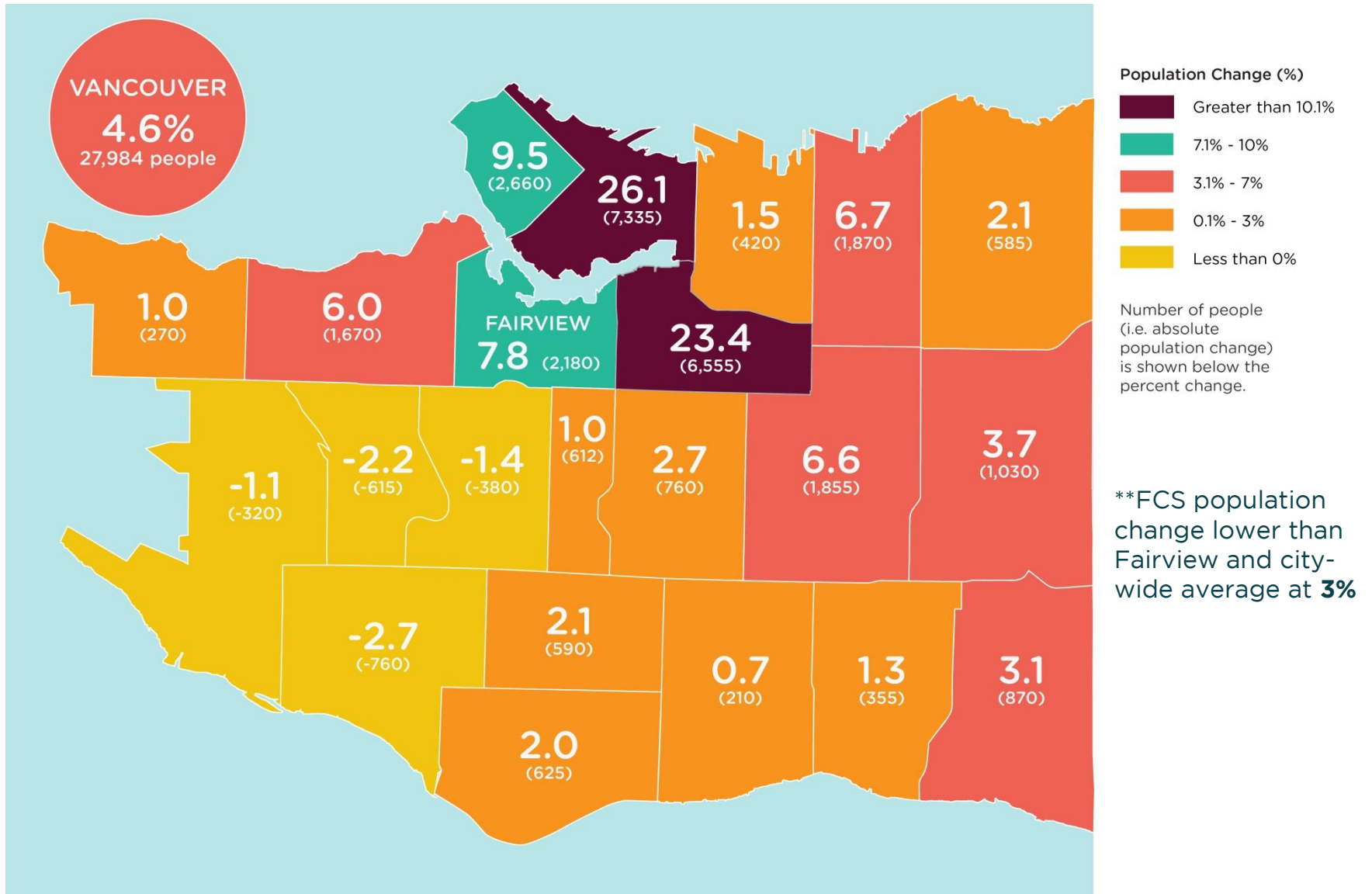
## FCS Population Growth 1981-2016



Source: Statistics Canada Census data (Census Tract 0049.02, 2016)

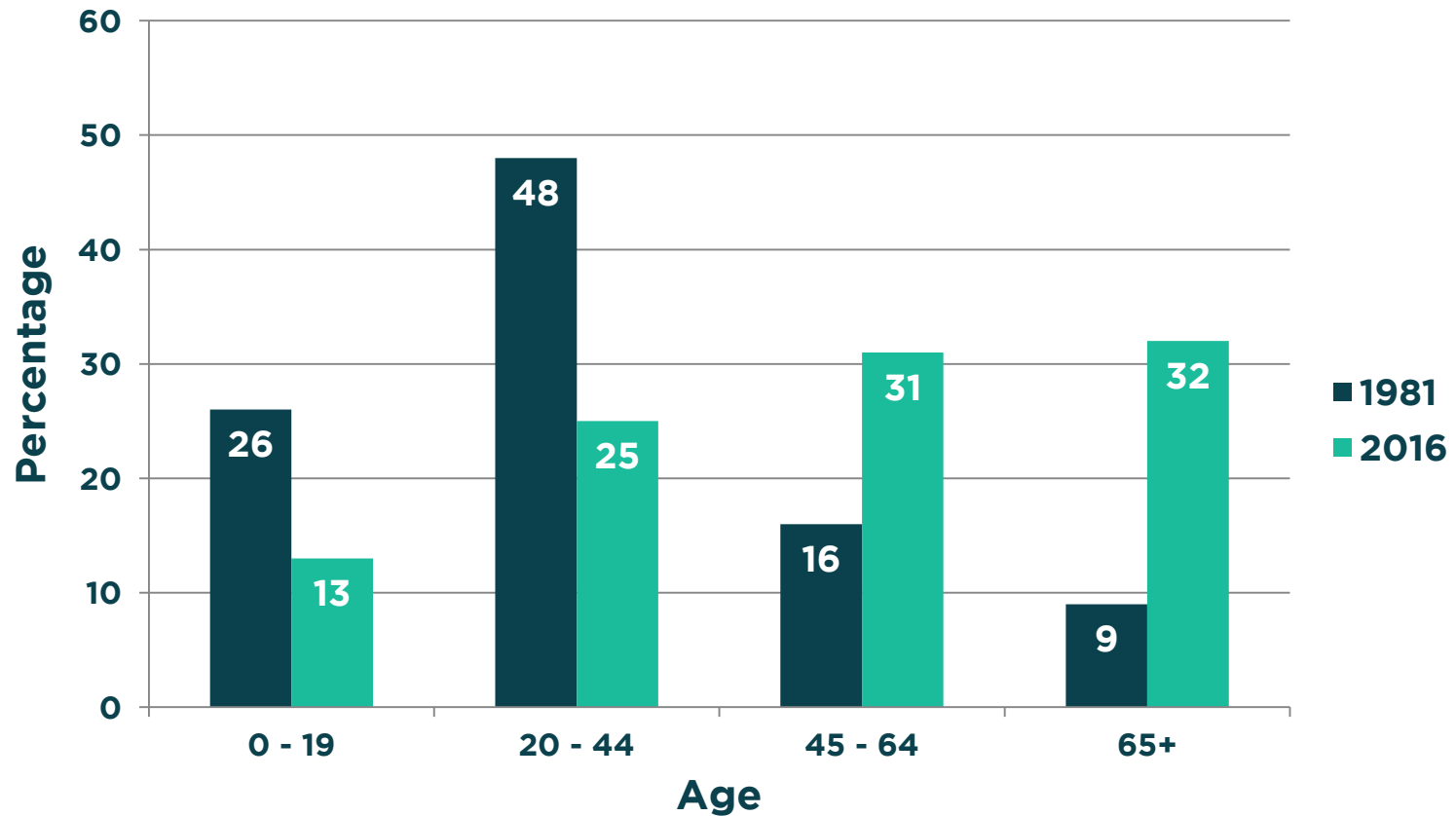


# POPULATION CHANGE 2011-2016



# AGE PROFILE

## Population of False Creek South by Age Group (1981-2016)



Source: Statistics Canada Census data (Census Tract 0049.02, 2016)

# HOUSING MIX OBJECTIVES

There are fewer **families** today in False Creek South\*, more **couples**, and many more **singles**.

Household Mix		1981	1986	1991	1996	2001	2006	2011
<b>Families with children</b> <b>Target: 25%**</b>	False Creek South	40%	40%	29%	28%	26%	23%	22%
	Metro Vancouver	43%	43%	43%	44%	46%	46%	45%
<b>Couples, no children</b> <b>Target 25%**</b>	False Creek South	19%	20%	23%	24%	27%	28%	28%
	Metro Vancouver	26%	25%	26%	25%	25%	25%	26%
<b>Singles</b> <b>Target 35%**</b>	False Creek South	38%	38%	43%	41%	44%	46%	46%
	Metro Vancouver	27%	27%	27%	27%	28%	28%	28%

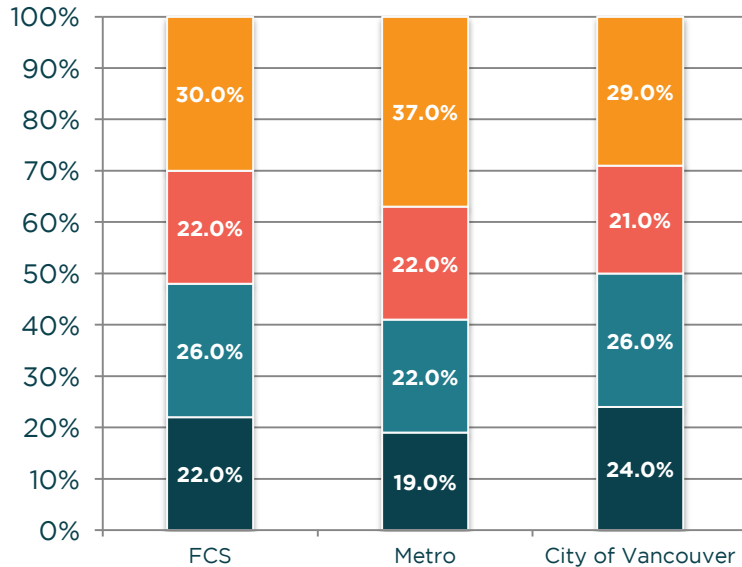
*\*Custom data order, 2011*

*\*\*Note: The ODP also included a target for Senior Families at 15%. However, there is no data to assess the current or historical proportions, as 'senior families' is not a metric profiled in the census. Data is available for individual seniors only.*

# INCOME MIX OBJECTIVES

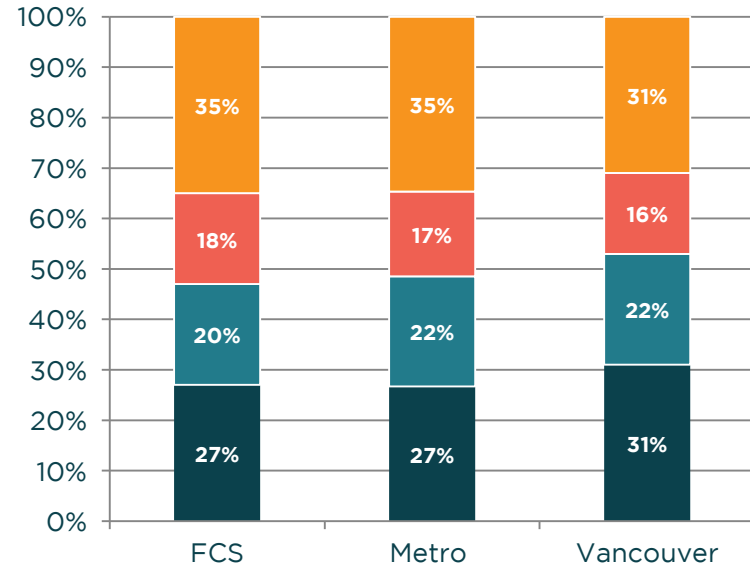
False Creek South\* maintains **very similar** household income group proportions with both Metro Vancouver and the City of Vancouver.

### 1981 Income Groups



- High >\$30,000
- High-middle \$20,000-\$29,999
- Low-middle \$10,000-\$19,999
- Low 0-\$9,999

### 2016 Income Groups\*



- High (>\$100,000)
- High-Middle (\$70,000 - \$99,999)
- Low-Middle (\$40,000 - \$69,999)

\*income groups adjusted for inflation

# SUMMARY + OBSERVATIONS

- **The population in FCS has remained relatively stable, with Vancouver's population growing at a faster rate in recent years**
- **The current population is aging, there are more singles and couple and fewer families**
- **The proportion of higher and lower income households has increased over time, with a smaller proportion of middle income households similar to the trend in the City and region**
- **FCS's existing housing stock is family-friendly, with 70% of units being 2+ bedrooms, providing opportunities for families to live in townhouse, rowhouse, and apartment forms in a complete community**
- **As the population continues to age, there is a need for additional accessible, one-bedrooms or other housing appropriate for aging in community.**

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**Housing  
Vancouver**



**Provide you with an snapshot of Vancouver's housing challenges, the cities new ambitious housing strategy and provoke thought on applications to FCS and what FCS can teach.**

1

**Housing  
challenges**

# The Challenges are many and complex



# *Our Housing Crisis: Global, National, and Regional*





# What is at risk?

## What Kind of City Do We Want?

If we do nothing, we risk losing the diversity, vibrancy, and community connections that make Vancouver great





2

Housing  
Vancouver

# Housing Vancouver: A Vision Based in Values

## Core Values That Guide Our New Approach



# Housing Vancouver: A Comprehensive Strategy

## Strategy Covers the Wide Spectrum of Housing Issues and Needs

- **110 actions over the next 3 years** will advance *Housing Vancouver* priorities and targets
- **No single ‘magic bullet’** but many steps taken together will help achieve our vision

10-Year Housing Targets
Addressing Housing Demand and Speculation
The Right Supply
Strengthening Partnerships and Aligning Investments
Indigenous Housing and Wellness
Preventing Homelessness and Creating Pathways to Housing Stability
Retaining and Renewing Existing Rental, Co-op, and Social Housing While Preserving Affordability
Supporting Renters
Expediting, Clarifying and Simplifying City Processes for Housing Developments
Implementation, Monitoring, and Financial Strategy

# Housing Vancouver – Focus on Limiting Speculative Investment

## Key Strategies

- Ensure existing housing is serving locals
- Use City regulations and tools to increase certainty in land use policy and rezoning processes
- Work with partners to understand drivers of demand and address speculation





# Housing Vancouver – Focus on Limiting Speculative Investment

- Develop a new policy to stabilize land values and limit speculation prior to the adoption of an approved community plan
- New requirement that pre-sales of condominium units be offered to locals first
- Request authority to use rental only zones in certain areas of the city to prioritize new rental housing
- Canada's first Empty Homes Tax, Short-Term Rental Regulations to ensure housing is about homes first



# Housing Vancouver Targets the Right Supply

## What is the *Right Supply*?




- Household Income
- Location
- Household Type
- Household Tenure
- Building Form
- Housing With Supports

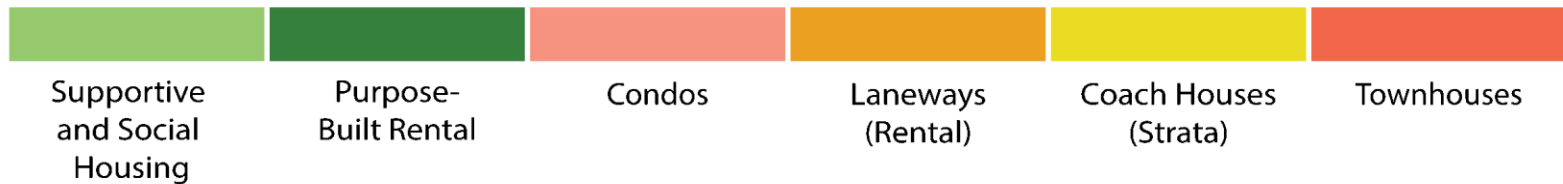




# Housing Vancouver Targets Are Better Matched to Local Incomes

## 10-Year Housing Targets (2018-2027)

Building Type	Renters				Renters & Owners	Owners	Total	% of Total
	<\$15k/yr.	<\$15-30k/yr.	\$30-50k/yr.	\$50-80k/yr.	\$80-150k/yr.	>\$150k/yr.		
 Apartment	5,200	1,600	2,000	3,000	200		12,000	17%
			2,500	12,000	5,500		20,000	28%
				6,500	16,500	7,000	30,000	42%
 Infill				2,000	2,000		4,000	5%
					300	700	1,000	1%
 Townhouse					1,700	3,300	5,000	7%
<b>Total</b>	<b>5,200</b>	<b>1,600</b>	<b>4,500</b>	<b>23,500</b>	<b>26,200</b>	<b>11,000</b>	<b>72,000</b>	<b>100%</b>
<i>% of Total</i>	<i>7%</i>	<i>2%</i>	<i>6%</i>	<i>33%</i>	<i>37%</i>	<i>15%</i>	<i>100%</i>	



# Housing Vancouver: Shift towards the Right Supply

## Deliver rental, social and ground-oriented market housing around transit

### Launch New Planning Programs

- Broadway Corridor
- 3 Station Area Plans (Nanaimo, 29<sup>th</sup> Avenue, Olympic Village)

### Ensure new housing types incorporate design principles that meet the needs of Vancouver's diverse households and populations

- Ensure that new housing is of the right type - including younger households, dual- and lone-parent families, Indigenous residents, seniors, people with disabilities, and low income individuals.



# Housing Vancouver: Strengthening Partnerships

## Strengthen partnerships to deliver more affordable housing

- Develop a social purpose real estate incentive and investment program to support development and redevelopment of existing non-profit housing on non-profit owned sites
- Assist the ongoing development of a strong and resilient non-profit and co-op housing sector
- Continue advocacy efforts to the federal government for the delivery of new and support for existing affordable housing-





# Not Just New Supply - Retain & Renew Existing Rental and Co-ops

- Existing Rental is part of the *Right Supply*
- Critical to Preserve Affordability & Retain Existing Stock of ~90,000 units – includes:
  - › Social Housing
  - › Supportive Housing
  - › Co-ops
  - › Purpose-built Rental
  - › Private SROs

*Strengthen City Tools to Better Balance Need for Renewal, Replacement and Expansion of Aging Stock*





# Housing Vancouver

**Linkages to False Creek South?**

**Nexus between Community and City-wide Objectives**



**6**

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**Break  
(15mins)**



**6**



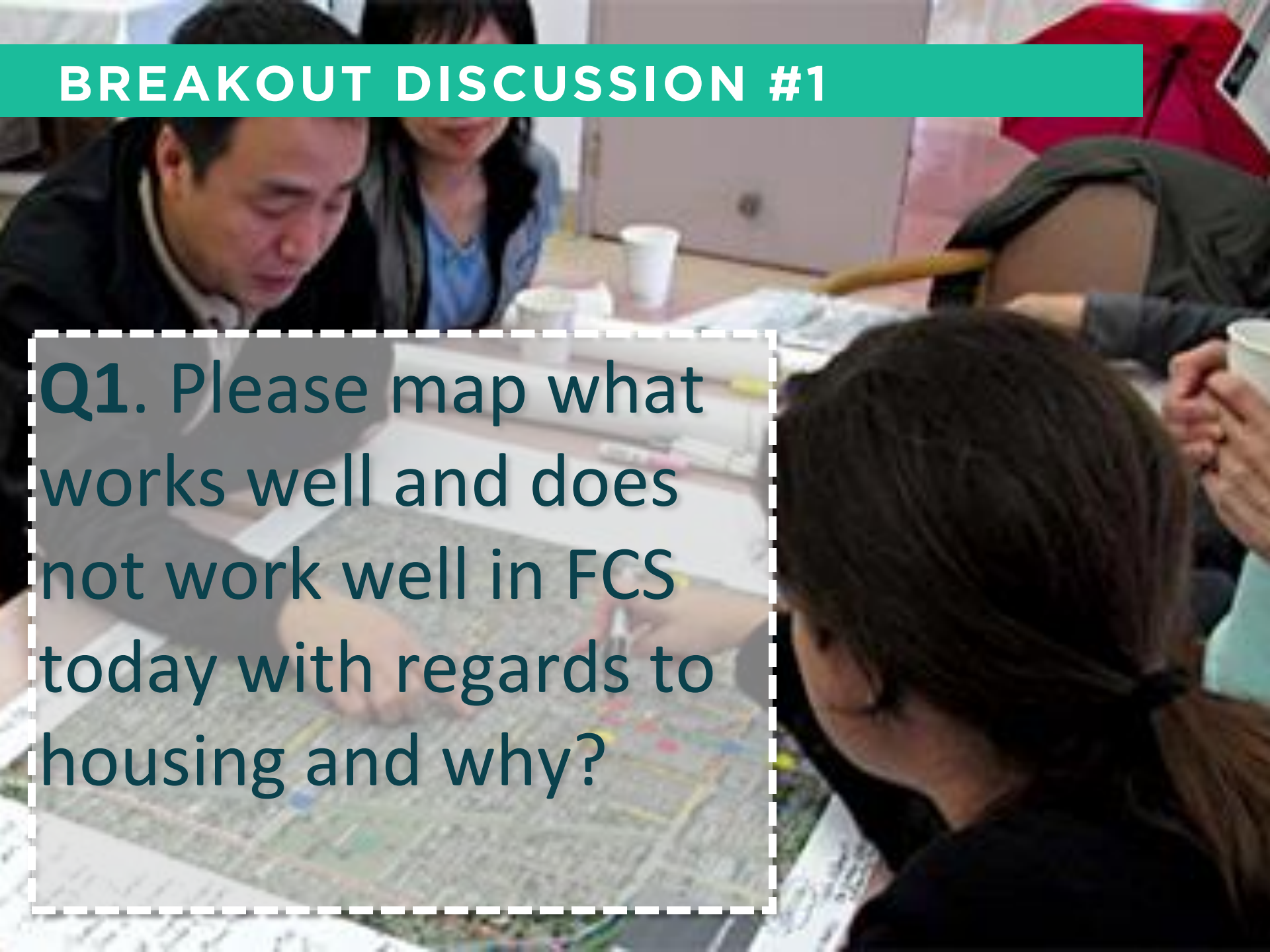
## **Discussion**

# GROUND RULES

- **Listening: One voice at a time, respect one another**
- **Acceptance: Challenge ideas, not people**
- **Curiosity: Seek to understand rather than persuade**
- **Diversity: Invite and honor diversity of opinion**
- **Sincerity: Speak what has heart and meaning**
- **Brevity: Go for honesty and depth, but don't go on and on**
- **Depth: Build on one another's comments; work toward shared understanding**

## BREAKOUT DISCUSSION #1

**Q1.** Please map what works well and does not work well in FCS today with regards to housing and why?





# BREAKOUT DISCUSSION #1



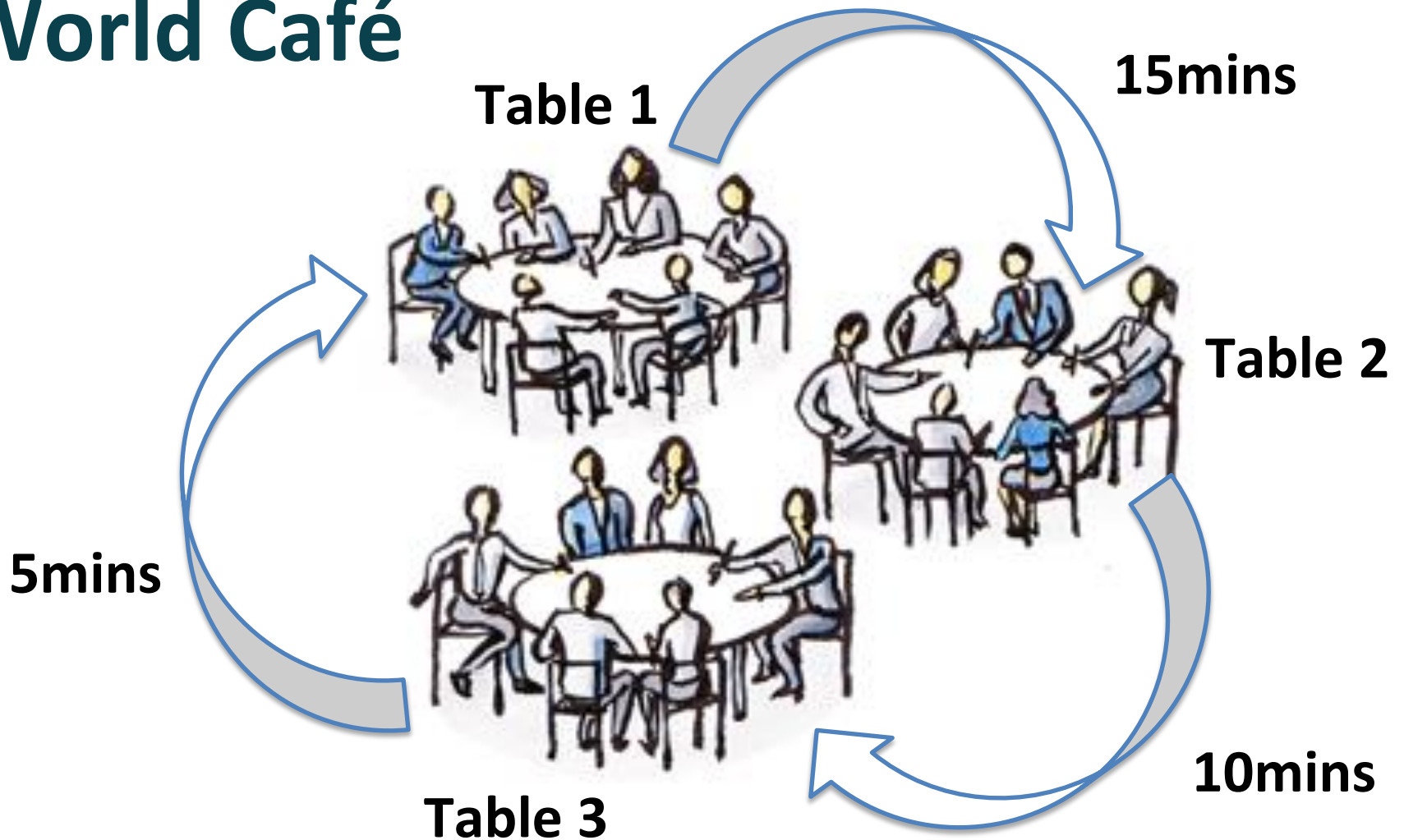
## BREAKOUT DISCUSSION #1

**Q1.** Please map what works well and does not work well in FCS today with regards to housing and why?

Put up maps at 11.37am

# BREAKOUT DISCUSSION #2

## World Café





## BREAKOUT DISCUSSION #2

**Q2.** How do you think FCS could support city-wide housing goals in the future?

How does it currently support them?

# BREAKOUT DISCUSSION #2

## TOP TIPS

- Previous presentations
- Why
- Draw and doodle
- Respect other tables answers

## BREAKOUT DISCUSSION #2

**Q2.** How do you think FCS could support city-wide housing goals in the future?

How does it currently support them?

Ends at 12.10am

# **10-Year Housing Targets**

**Addressing Housing Demand and Speculation**

**The Right Supply**

**Strengthening Partnerships and Aligning Investments**

**Indigenous Housing and Wellness**

**Preventing Homelessness and Creating Pathways to  
Housing Stability**

**Retaining and Renewing Existing Rental, Co-op, and  
Social Housing While Preserving Affordability**

**Supporting Renters**

**Expediting, Clarifying and Simplifying City Processes  
for Housing Developments**

**Implementation, Monitoring, and Financial Strategy**

## BREAKOUT DISCUSSION #3

**Q3.** Looking to the future, please write a mission statement to describe what success looks like in 2050 in terms of housing?

Call outs start 12.20

## BREAKOUT DISCUSSION #3

- **Create a mission statement**
- **Build on previous conversations**
- **Max 3 concise sentences**
- **Action orientated**
- **12.20 exercise stops**



# BREAKOUT DISCUSSION #3

## Examples:

“Develop a vibrant and prosperous neighbourhood by encouraging development that supports a range of good quality jobs, businesses, shops and services that meet the needs of local people and protects and enhances the quality of the local environment.”

“Provide new and diverse leisure and recreational activities in order to promote healthy and crime-free lifestyles, particularly for youngsters.”

## BREAKOUT DISCUSSION #3

**Q3.** Looking to the future, please write a mission statement to describe what success looks like in 2050 in terms of housing?

Call outs start 12.20

**Thank you!**

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