

# WELCOME

## INTRODUCTION

In May 2017, Vancouver City Council approved a planning program for False Creek South. We launched the program in June 2017 with an interactive community event on the Seawall, followed in the fall with a “Conversations” panel discussion to celebrate the past and look forward to the future. Throughout the fall of 2017 and into 2018, staff have been engaging with the local community and adjacent neighbours through a series of workshops to explore community values, identify issues, and share ideas for the future. The goal has been to develop community-wide principles to guide a renewed neighbourhood plan.

### TODAY'S OPEN HOUSE IS AN OPPORTUNITY TO:

- Learn more about the planning process
- Review draft planning principles
- Ask questions and provide feedback

## HOW DO I SHARE MY COMMENTS?

- Talk to a staff member
- Fill out a paper copy of the questionnaire
- Fill out an online questionnaire at home through our webpage

Your feedback will be used to refine the draft guiding principles

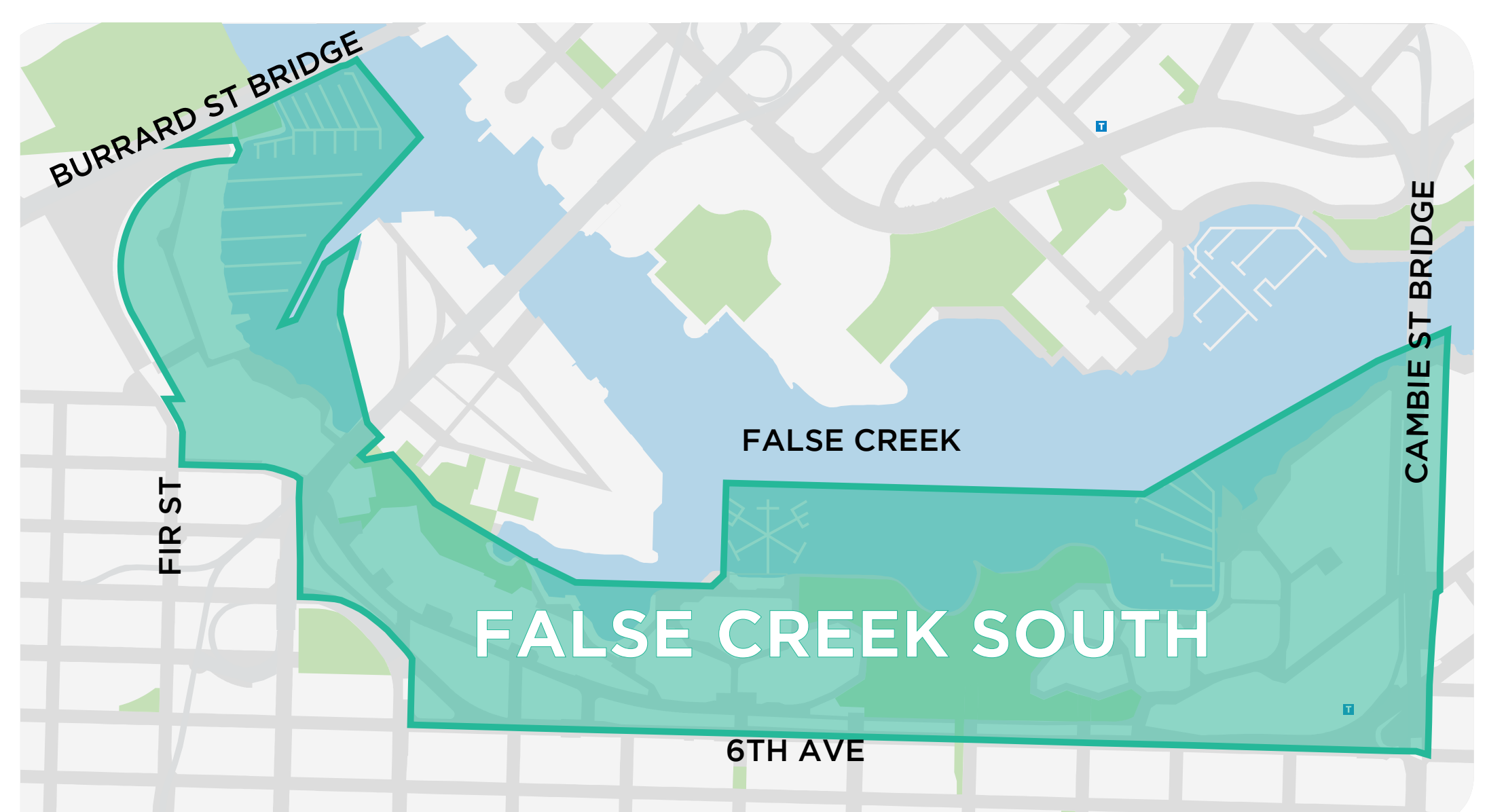
## ACKNOWLEDGEMENT

Vancouver is situated on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh Nations.

The False Creek basin and lands are traditionally important to these Nations, with each Nation having their own relationship with the area, including their own place names and uses for the lands and resources.

## CONTEXT

False Creek South is situated between Burrard Street, Fairview Slopes, Cambie Street and False Creek, close to the downtown. It is a primarily residential neighbourhood, with a mix of housing types, diverse transportation options, and amenities, all defined within a distinct urban character.





# BACKGROUND & PROCESS

## COMMUNITY PROFILE

The False Creek South (FCS) study area has a population of approximately 5,600 people (2016). As new housing was built throughout the 1970s and 1980s, the population rose rapidly up to 1991, and has remained largely stable since then.

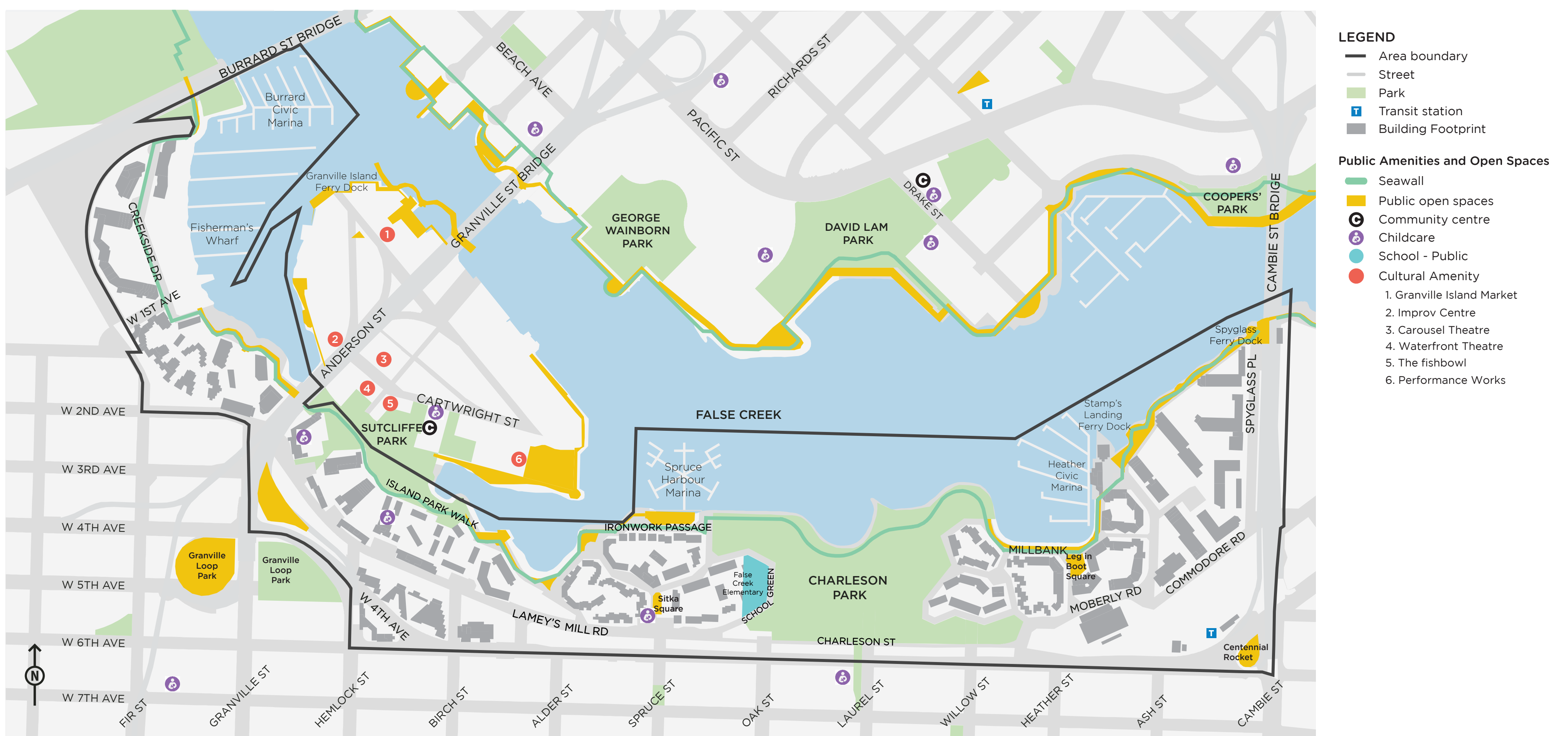
Innovative for its time, the redevelopment of FCS set out to create a socially mixed community. To achieve this, the False Creek Official Development Plan (1974) outlined targets for household mix, and stated that the age and income mix should reflect that of the Metro Vancouver area.

While there is a range of household types, ages, and incomes represented in FCS today, the mix has changed since the community's inception. The population is becoming older and has a declining number of families with children. FCS has maintained a similar household income distribution profile to that of Metro Vancouver.

## WORK STREAMS

The focus of today's open house is on the neighbourhood planning process but, the City has been active in the FCS neighbourhood in a number of different ways. City Council approved multiple work streams to run in parallel with the neighbourhood planning process:

- **HOUSING POLICY** - Create affordable housing options for all FCS residents on City-owned land so that they might remain in the neighbourhood.
- **STRATA LEASE ISSUES** - Develop a framework for negotiating a resolution to issues arising from the approaching end of strata lot leases on City land.
- **CO-OP AND NON-MARKET HOUSING PLANNING** - Explore options for long-term co-op and non-market housing leases on City land.
- **LONG-TERM GOVERNANCE** - Review land governance models for City-owned land.





# OBJECTIVES & TIMELINE

## 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 FCS 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.

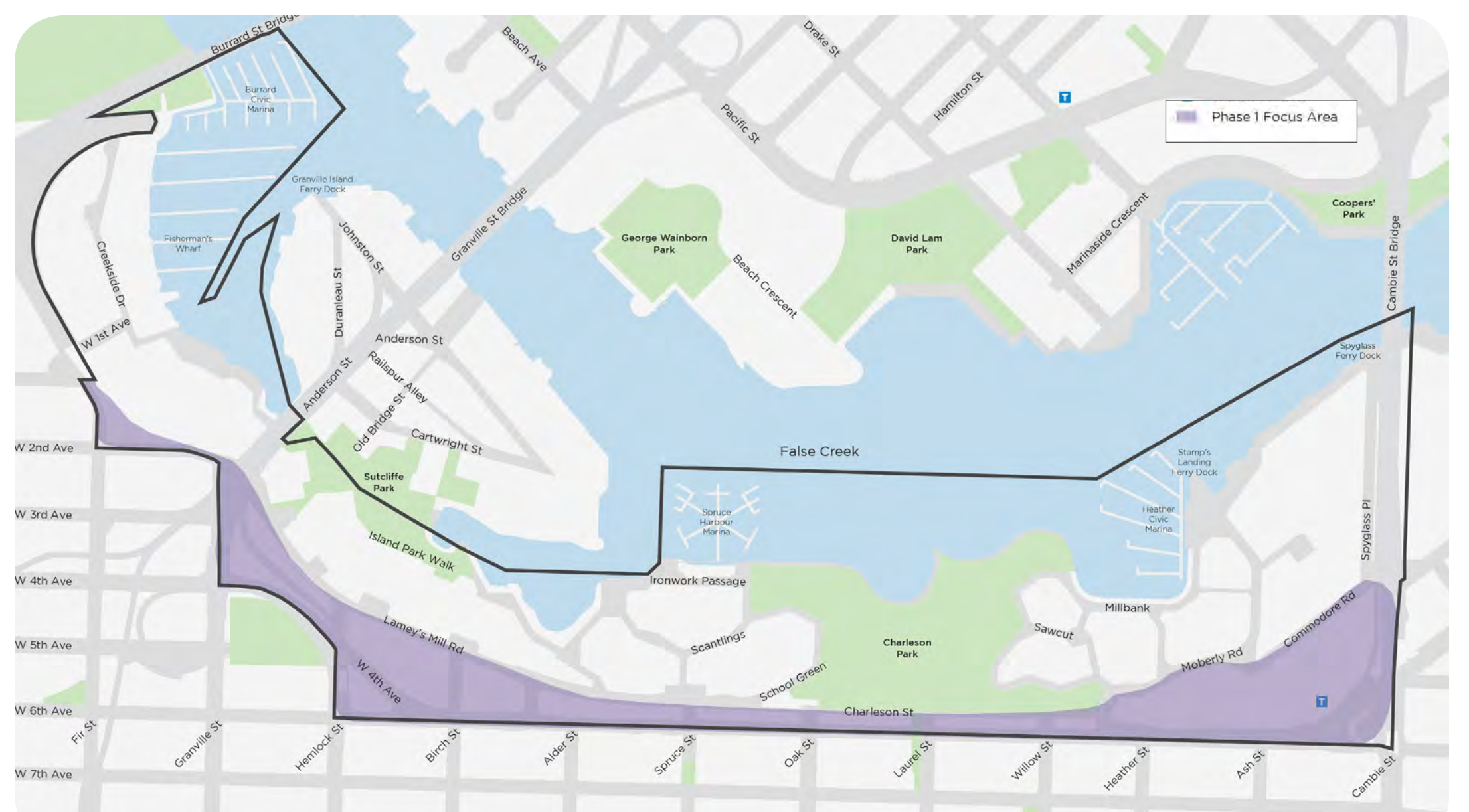


## PHASING & TIMELINE

Because the City is advancing multiple FCS work streams to respond to concerns of existing residents, two phases were anticipated for the FCS neighbourhood plan.

**PHASE 1:** Define FCS community-wide planning principles and create a detailed plan for the “neighbourhood edge”, which contains sites that are currently under-developed, or in need of planning attention.

**PHASE 2:** (Timing to be determined) Define directions for sites north of the “neighbourhood edge.”



This open house presents draft guiding principles that were developed through the first phase of the planning program.





# WHAT WE HEARD

## CONSULTATION ACTIVITIES

Over the last several months, the City hosted a series of themed workshops and walking tours to help inform the first phase of the False Creek South planning program. We asked what people value about the community today and what is important for the community's future.

Over **1,000** participants attended these events and shared their thoughts with us!



### JUNE 2017

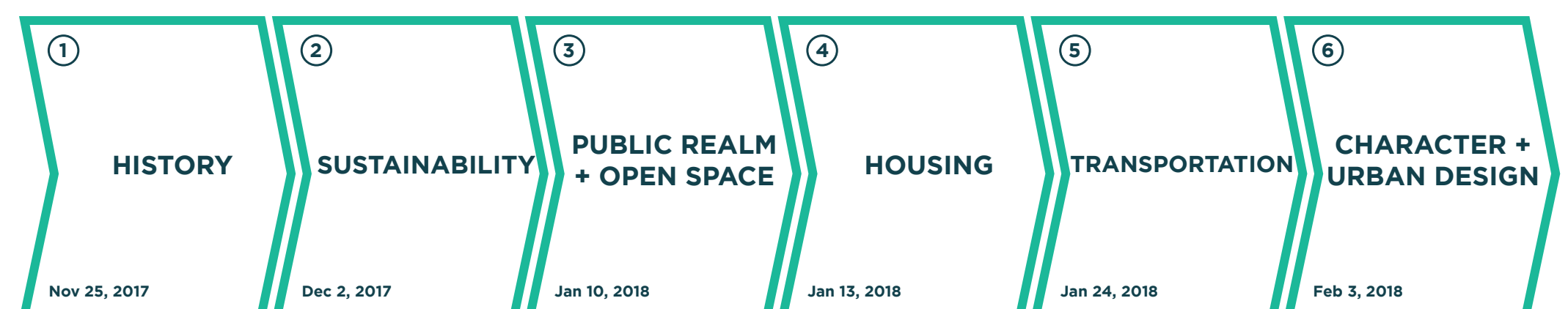
- Launch event – 525 participants

### NOVEMBER 2017

- Conversations event – 198 participants
- Walking Tours – 34 participants

### 2017 – 2018 WORKSHOP SERIES

- Six topic workshops – 342 total participants
- FCS residents: 65%
- Participants living outside of FCS: 35%



## CORE COMMUNITY VALUES

False Creek South is a special place for many who live, visit and recreate in the uniquely located waterfront community. **We heard that the most important things that people value about the community today include:**

- Having security of tenure
- Strong social connections, inclusivity and sense of community fostered by the planning legacy (design + social mix objectives)
  - Enclave pattern
  - Human scale of buildings
- Access to green space, nature, water
- A diverse transportation network
- The location in the city; a park-like setting

## WHAT'S MISSING

In addition to the many successes of False Creek South, we heard that there are areas for improvement as we plan for the community's future:

- Acknowledgement and understanding of Indigenous history and presence
- Connectivity to the rest of the city, particularly Fairview Slopes
- Local-serving commercial activity, services, walkable destinations
- Opportunities to bring new families to the area
- Consideration of needs for aging in place



# DRAFT VISION STATEMENT

A RENEWED VISION FOR FALSE CREEK SOUTH

A renewed False Creek South enhances the legacy of the community in realizing incremental growth in an equitable, innovative manner with strengthened social and physical connections. It is a resilient and ecologically healthy neighbourhood in the city core where a diversity of people live, work, shop and play.



## RECONCILIATION

The Musqueam, Squamish, and Tsleil-Waututh Nations have a strong connection to the False Creek area. Historically, there were villages located along False Creek, a vibrant relationship with waterways, and fishing, hunting and harvesting activities. First Nations people were forcibly removed from the False Creek area in the early 20th century – placed on barges and transported to reserves on Burrard Inlet.

The False Creek South Plan and engagement process will work within the City of Reconciliation framework and its three foundational components:

- Cultural competency
- Strengthening relations
- Effective decision-making

## LEGACY, INNOVATION, EQUITY

False Creek South represents one of Vancouver's pioneering waterfront communities, with a rich history of urban transformation and innovation. False Creek South was a bold experiment, designed with a unique objective to create a socially mixed community inclusive of all household types, ages, and income groups.

Throughout the planning process we heard a strong desire to extend and progress the False Creek South legacy. We heard a desire to build upon the social mix while pursuing innovation and experimentation in all areas, including sustainability, resiliency, and community diversity.



# DRAFT GUIDING PRINCIPLES

These draft principles were developed and informed by what we heard during the community consultation. They are intended to work together to guide the long-term renewal of False Creek South, applying to the community at large.

1. SUPPORT STRONG SOCIAL CONNECTIONS THROUGH COMMUNITY DESIGN
2. INCREASE HOUSING CAPACITY AND CHOICE
3. RESPECT THE UNIQUE CHARACTER AND PATTERN
4. MODEL LEADERSHIP IN ENVIRONMENTAL SUSTAINABILITY AND RESILIENCE
5. IMPROVE ACCESSIBILITY AND CONNECTIVITY
6. PLAN FOR DIVERSE AND INTEGRATED TRANSPORTATION OPTIONS
7. CREATE AREAS FOR FOCUSED ACTIVITY
8. CELEBRATE THE WATER'S EDGE
9. ENGAGE COMMUNITY AND CITY-WIDE STAKEHOLDERS IN A MEANINGFUL WAY
10. DEVELOP A FISCALLY RESPONSIBLE APPROACH



## 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.

### WHAT WE HEARD

One of the most distinguishing features/values of False Creek South today is the strong social cohesion that has been formed and strengthened over time. Deep community networks and relationships have been enabled by the physical design (such as courtyards, ground-oriented housing, parks and open space). Social mix (income, households) has been successfully achieved, with co-ops playing a key role in fostering healthy relationships through their democratic governance and promotion of diversity.

### WHAT COULD THIS LOOK LIKE?

- Maintain a mix of tenure types including affordable rental options (e.g. social housing, modular housing).
- Design buildings and open spaces to foster social connections and cohesion necessary for holistic community resilience.
- Plan for aging in place by providing more one-bedroom units and housing for seniors mixed with other households (not necessarily seniors complexes).
- Provide options for new families to live in the community with a particular emphasis on the 'Right Supply' – housing that is truly affordable to local incomes and suits the needs of people who live and work in Vancouver.





## Principle 2

### INCREASE HOUSING CAPACITY AND CHOICE

Introduce additional housing capacity and diverse building typologies in the city core while retaining essential qualities of character.

#### WHAT WE HEARD

False Creek South's location close to rapid transit, services, and jobs provides a sensible opportunity to increase housing to allow a diversity of people to live in the city core. While densifying the community edge is supported, there is a desire to retain the existing character and reflect the success of the inner enclaves in new development. Residential intensification should also be supported by services, amenities and a quality public realm to promote and support a healthier, sustainable lifestyle.

#### WHAT COULD THIS LOOK LIKE?

- Provide a mix of housing types including ground-oriented forms, low-rise and mid-rise buildings.
- Provide rental and affordable housing on the Olympic Village station site.
- Provide opportunities for co-ops to densify.
- Explore live-work options, temporary/permanent modular housing.





## Principle 3

**RESPECT THE UNIQUE CHARACTER  
AND PATTERN**

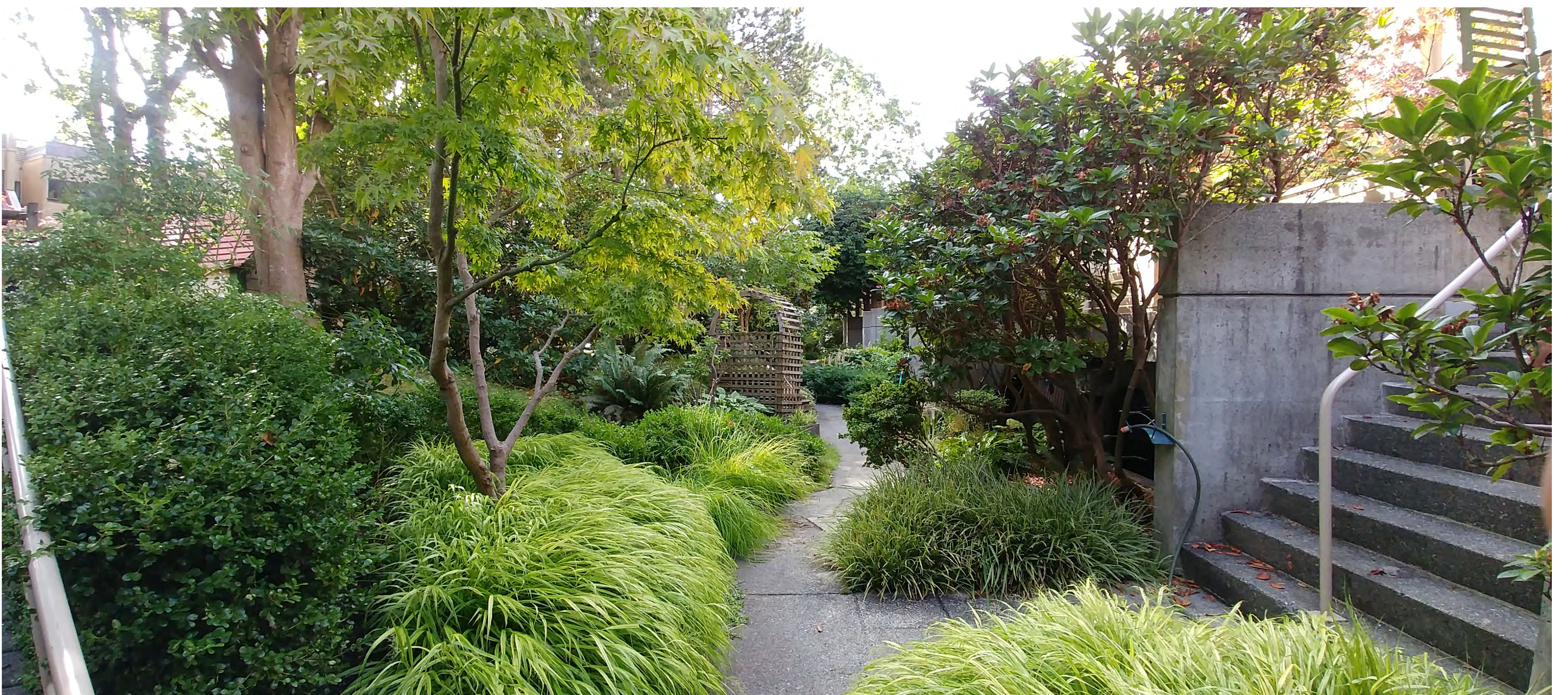
Uphold the unique character-defining elements, drawing inspiration from the historic neighbourhood character.

**WHAT WE HEARD**

False Creek South is well known for its distinctive urban design pattern of buildings and open spaces. The historic character and urban design pattern successfully create opportunities for social interaction, incorporate nature, provide aesthetic value, and promote walkability. The original vision led to the creation of neighbourhood enclaves, with residential uses separated from one another by swaths of non-residential land (parks, school, major pedestrian streets, commercial) that also provide a high-level of amenity for the resident population.

**WHAT COULD THIS LOOK LIKE?**

- Capture the character and urban design pattern of residential enclaves, intimate buildings, and looping pathways.
- Design with inspiration from the naturalistic landscapes and diversity of open spaces.





## Principle 4

## MODEL LEADERSHIP IN 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.

### WHAT WE HEARD

False Creek South's location along the waterfront provides an opportunity to demonstrate adaptability and resiliency to climate change. Ecological health can be improved upon, in the quality of the water, and in the land and marine ecosystems. The existing forest canopy, mature landscapes, open spaces, and community gardens are additional assets that can be built upon to demonstrate innovation and leadership in restoring biodiversity and maintaining the urban forest.

### WHAT COULD THIS LOOK LIKE?

- Incorporate street design and open spaces into stormwater management. Stormwater is a resource.
- Consider tidal flows in shoreline restoration and habitat enhancement.
- Pursue innovative design solutions for climate change adaptation; ensure new development and the public realm are designed to be resilient e.g. to sea level rise, earthquakes.
- Seek high energy performance in buildings.
- Explore alternative energy systems and green infrastructure within the community.





## Principle 5

## IMPROVE CONNECTIVITY AND ACCESSIBILITY

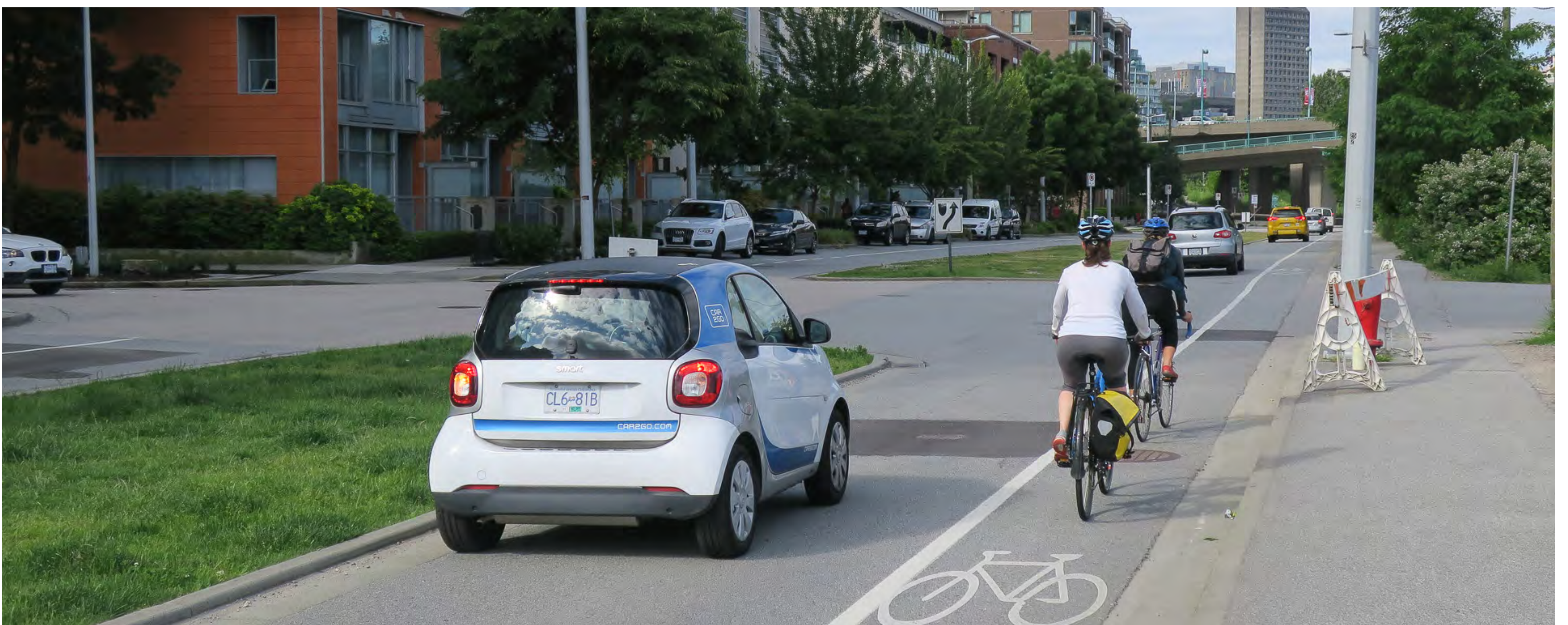
Enhance connections within the community and provide direct, accessible connections to adjacent neighbourhoods, local services, and transit.

### WHAT WE HEARD

False Creek South is seen as a walking neighbourhood, yet feels isolated from the rest of the city due in large part to the design and function of West 6th Avenue. High traffic volumes, congestion, limited north-south connections for all modes and an uncomfortable walking environment along this street lead to the disconnection of the neighbourhood from adjacent communities. The topography of the slopes presents an additional challenge to accessing major services and shopping areas, particularly for those with mobility challenges. Moreover, some residents find east-west travel across the community difficult, particularly for those seeking direct connections to the Olympic Village rapid transit station.

### WHAT COULD THIS LOOK LIKE?

- Enhance pedestrian, cycling and vehicular infrastructure to facilitate north-south connections to 6th Avenue, while limiting impacts to adjacent neighbourhoods
- Emphasize at-grade options but consider other connection opportunities into the future e.g. additional land bridges and ferry connections.
- Provide direct, high quality, accessible connections to transit infrastructure (e.g. rapid transit) and major services (e.g. hospital).
- Enhance cycling connections to and from the Seawall, as well as the Seaside Greenway Bypass to allow for convenient cycling routes across the community.





## Principle 6

## PLAN FOR DIVERSE AND INTEGRATED TRANSPORTATION OPTIONS

Create a resilient complete street network which allows for an integrated public transit system. Prioritize high quality walking, cycling and transit options that contribute to a complete community, and maintain critical access needs.

### WHAT WE HEARD

Residents and visitors currently take full advantage of the multitude of transportation options available in False Creek South, including walking and cycling on the Seawall, and using transit and water transportation. Walking is a common and highly valued way of getting around the community. For the future, workshop participants imagined better use of the rail right-of-way, especially for light rail/streetcar alongside an enhanced public realm. Maintaining efficient goods movement was also deemed important, especially as the community grows and becomes better able to support new commercial activity.

### WHAT COULD THIS LOOK LIKE?

- Reimagine the role and function of 6th Avenue as a 'complete street'.
- Improve pedestrian and cycling connections to accommodate higher user volumes.
- Provide space for shared mobility options (car/bike share), and consider future alternatives to meet community needs (e-bikes, autonomous shuttles, water options).
- Explore the feasibility of a modern streetcar linking destinations/areas of focused activity.





## 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.

## WHAT WE HEARD

A common view currently is that there is a lack of services and commercial uses in the area, particularly those related to food (groceries and restaurants) and within walking distance. Leg-in-Boot Square is seen as a failed public open space, though any activation would need to thoughtfully consider neighbours' concerns around noise. There are also opportunities to create interest, animation and destinations through activities related to arts and culture.

## WHAT COULD THIS LOOK LIKE?

- Focus people and activity close to transit to take advantage of transit infrastructure investments.
- Enliven Leg-in-Boot Square through programming and public realm improvements.
- Ensure accessible, high quality connections to areas of focused activity.
- Consider where additional commercial uses could be introduced (e.g. 6th Avenue).





## Principle 8

## CELEBRATE 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.

## WHAT WE HEARD

The community identifies strongly with False Creek South's waterfront setting, open space options and diverse landscapes. The public realm is a key neighbourhood-defining character that can only be improved upon, through enhanced connectivity and better accessibility to a diversity of parks and open spaces. In particular, enhanced interaction with, and access to, the water is desired. While incremental change and increased density can allow for placemaking opportunities throughout the public realm, ensuring continued enjoyment of existing park space and the public realm is critical to residents and visitors alike. Access for visitors and the public also needs to be balanced with the needs of the community.

## WHAT COULD THIS LOOK LIKE?

- Offer a variety of experiences ranging from parks with recreational opportunities, to lively urban plazas, to contemplative green spaces.
- Connect people and activity with the water's edge, ensuring enhanced accessibility and equitable access for residents and visitors alike.
- Connect with nature and to water; emphasize connections and access to nature along the shoreline and in parks.
- No net loss of park space.





## Principle 9

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

Undertake a process inclusive of the community, First Nations, and city-wide stakeholder perspectives.

### WHAT WE HEARD

The local community has been engaged in contemplating False Creek South's future for several years, and brings a passion and unique depth of experience to the planning process. We also heard that neighbours from adjacent communities need to be involved in False Creek South's evolution, and that an Advisory Group with diverse composition can meaningfully help address both local and city-wide objectives. Furthermore, there is a need to work with the Musqueam, Squamish and Tseil-Waututh Nations to strengthen relationships and to better understand their presence in the False Creek area.

### WHAT COULD THIS LOOK LIKE?

- Work within the City of Vancouver's reconciliation framework.
- Set up an Advisory Group comprised of a diversity of voices/perspectives and ensure regular input opportunities.
- Ongoing consultation with stakeholders including Granville Island, Translink, Vancouver School Board.
- Make deliberate efforts to engage youth and future generations.





## 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.

### WHAT WE HEARD

City ownership of much of False Creek South is seen as an advantage, a responsibility and an opportunity that could help achieve broader city objectives. A fiscally responsible approach is important, with the community keenly interested in balancing potential densities with improved community and civic amenity.

### PROPERTY ENDOWMENT FUND (PEF)

The City of Vancouver's PEF is a real estate portfolio that belongs to all Vancouverites and is managed for the benefit of future generations in such a way as to preserve the Endowment's real value, generate a reasonable economic return and, where possible, support the City's broad public objectives in a financially sustainable way. The fund recently supported the acquisition of the Arbutus Corridor, delivered three non-market housing sites for development and acquired key transit sites for the Broadway Corridor transit expansion.





# NEXT STEPS

## STAY INVOLVED!

-  Go to our website [vancouver.ca/FCS](http://vancouver.ca/FCS)
-  Sign-up for our mailing list
-  Fill out a feedback form
-  Follow us on Twitter #FCSPlan



<b>01</b> <b>PLANNING LAUNCH</b> SUMMER 2017	<b>02</b> <b>VISIONING &amp; PRINCIPLES</b> FALL 2017 - SPRING 2018	<b>03</b> <b>UPDATE COUNCIL ON DIRECTIONS</b> SUMMER 2018	<b>04</b> <b>DRAFT PLAN</b> FALL 2018	<b>05</b> <b>FINAL PLAN &amp; REPORT TO COUNCIL</b> 2019
Launch event	Conversations event, walking tours, workshops, open houses			
<b>Opportunities for input</b>				
<b>Advisory Group</b>				