

# A Housing workshop for Northeast False Creek Thursday, October 20, 2016



## Thank you!

Thank you for taking the time to provide your input at the Northeast False Creek Housing Workshop. Your input has helped refine the emerging directions for housing within Northeast False Creek (NEFC).

This summary document is intended to capture what was heard at the workshop and provide an additional opportunity for input for those who could not make it to the workshop. We ask that you please provide any additional input by Tuesday, January 3, 2017.

In addition to this workshop, we will be checking in with you over the next 12 months as the housing principles and objectives are refined and finalized.

Our next step is to refine our thinking and continue our outreach by checking in with the various Council Appointed Advisory Groups, the NEFC Stewardship Group, various stakeholders through thematic workshops, design studios, as well as take our Emerging Directions for the Area Plan including the housing policy to the public in January and February 2017.



# Draft Housing Principles for NEFC

## DRAFT Housing Principles



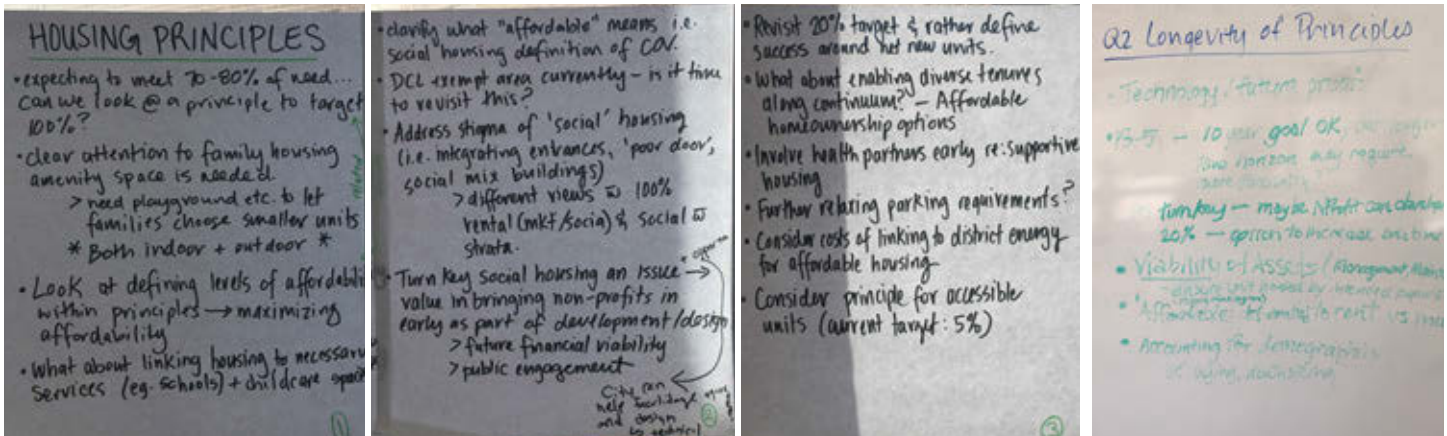
## Housing Principles:



1. Maximize the delivery of affordable housing units in a cost-effective way while capitalizing on the opportunity to increase the overall percentage of affordable housing in the FCN ODP area;
2. Include a range of housing options along the continuum, and seek innovative approaches to achieving a diverse level of affordability;
3. Target 50% of social housing units for families (i.e. 2+ bedroom);
4. Seek complete turn-key social housing units where possible;
5. All additional market density must contribute at least 20% of floor area as social.

1. What do you think of the draft principles in general?
  - Have we covered off everything?
  - Is there anything we are missing?
2. Are these principles that will remain current as these sites get built out over an XX year timeframe?
  - Do we need to tweak them to give them more longevity? How?

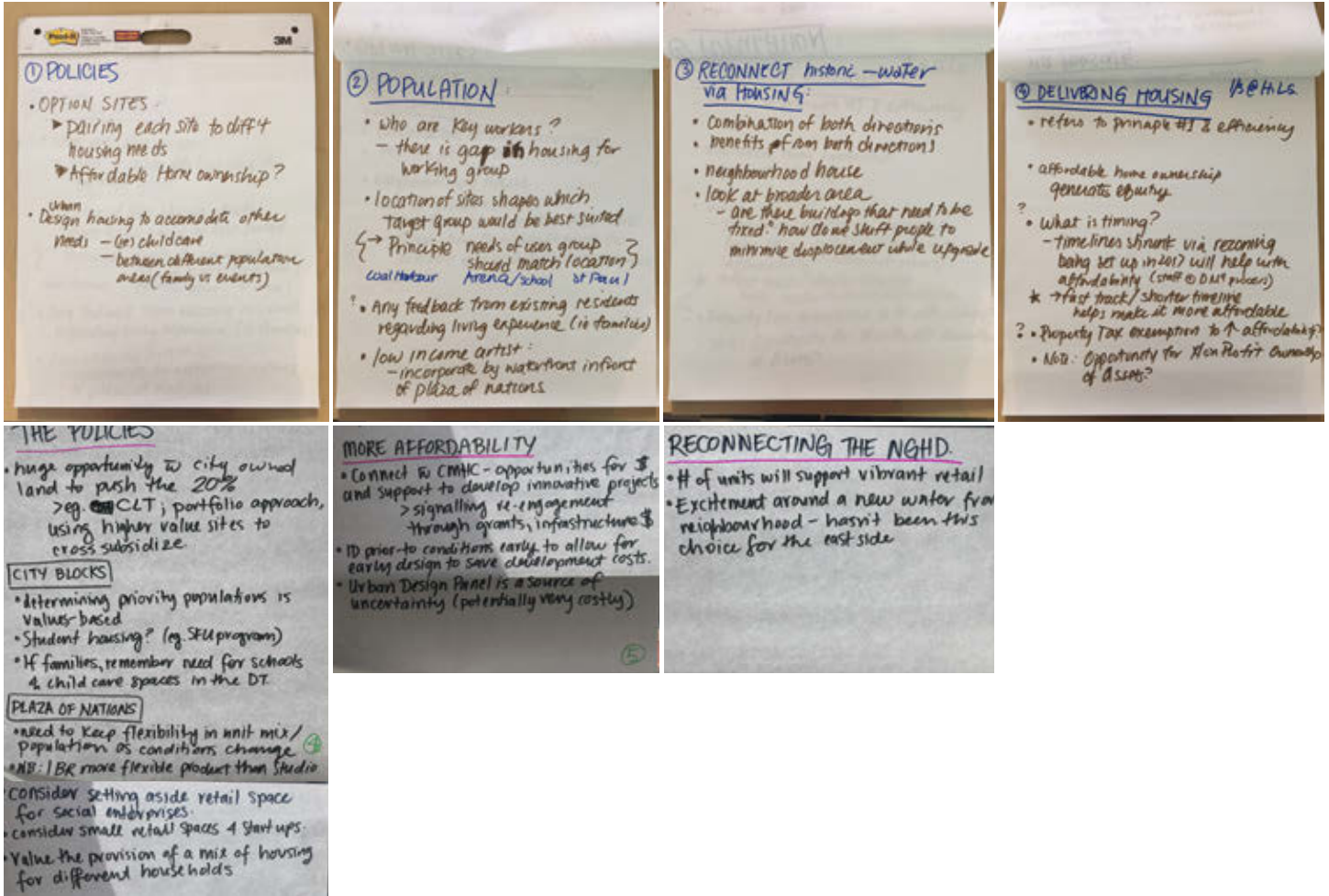
## Summary of What We Heard



## What We Heard

- Create housing opportunities for a diversity of people and allow movement of people through the housing spectrum within individual developments
- Account for demographics and provide amenities and health services within housing developments (e.g. health services in housing developments for seniors)
- 10 year goal is okay for principles 3-5, however longer term horizon may require more flexibility of numbers used:
  - » Explore options for non-profit to develop/build
  - » 20% requirement may need to increase over time
- Ensure infrastructure for programming/shared space/back-of-house services are incorporated into affordable housing developments and technology is incorporated into building design
- Match housing providers with appropriate housing sizes and unit efficiency. Providers require a respective minimum number of units for broad range of programs
- Explore options for non-profits to develop/build, including opportunities to own over time

# Workshop Discussion



## What We Heard

- Match housing sites to suit housing needs (e.g. families near schools and daycare, seniors near new health campus and services, singles near event venues)
- Understand existing residents feedback regarding living experience near stadiums
- Design housing that accommodates co-location of amenities and facilities (e.g. daycare)
- Seek opportunities to use new housing as temporary location for displaced tenants during renovations for upgrades in nearby area
- Affordable home ownership can be one method of generating equity in the area
- Shorter rezoning timelines will assist with affordability. Tools such as property tax exemptions, and ownership models for non-profit housing developers could also assist affordability



# Next Steps

Thank you again for taking the time to attend and provide your input at the Housing Workshop for Northeast False Creek. For those of you who weren't able to make it, please take the time to read over this summary and provide any additional input or feedback by Tuesday January 3, 2017.

If you have any additional questions, please contact Zane Hill at 604-873-7699 or [andrea.gillman@vancouver.ca](mailto:andrea.gillman@vancouver.ca)

In January and February 2017, we will be holding public events for the Emerging Directions of the Area Plan, including the housing policy. This content will incorporate the input we have heard at this workshop.

