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To: ["Direct to Mayor and Council - DL"](#)

Date: 10/12/2021 11:36:09 AM

Subject: 2021-10-12 Staff Meeting with RePlan

Attachments: FCS - Meeting with RePlan - 2021-10-12.pdf

Dear Mayor and Council,

Attached are the presentation slides used in this morning's meeting of staff and RePlan leadership, in which staff presented the contents of the October 21st Future of False Creek South Council report and responded to questions, as requested by Councillor Dominato.

All the best,

Karen

Karen Levitt, Deputy City Manager (she/her)

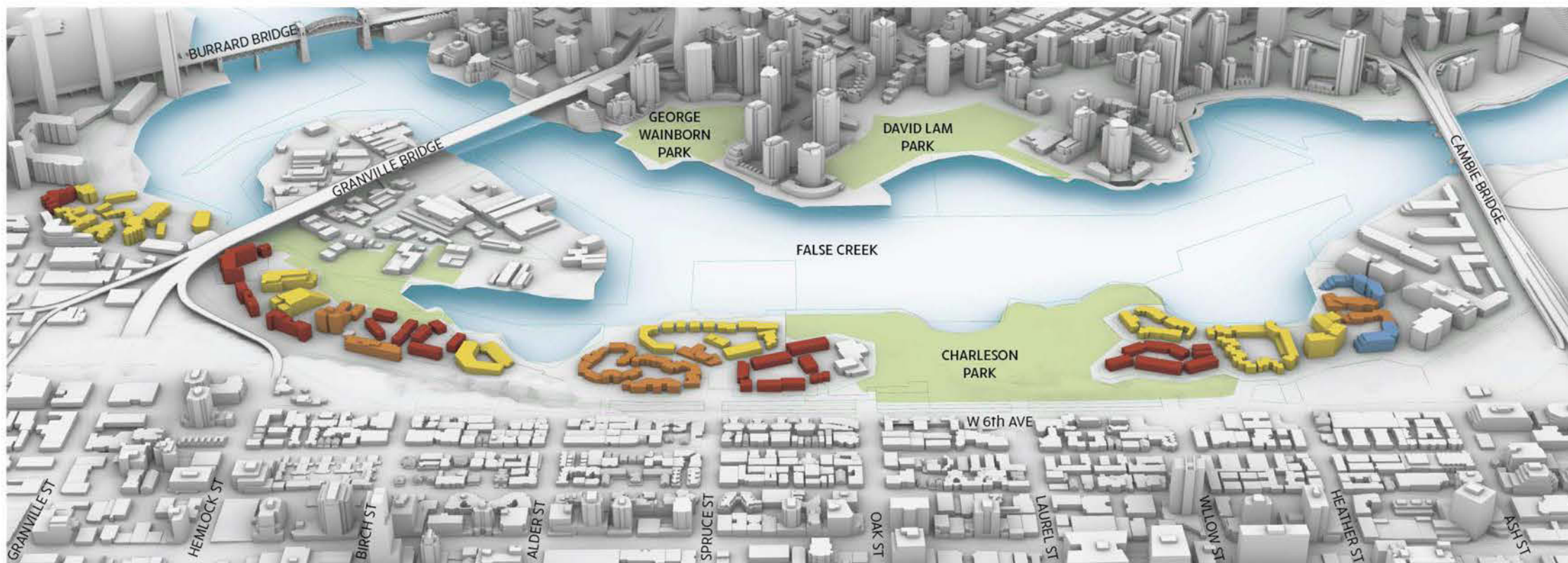
karen.levitt@vancouver.ca

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm/Musqueam, Skwxwú7mesh/Squamish and səliłwətaʔ/Tsleil-Waututh nations

Recommended conceptual development plan

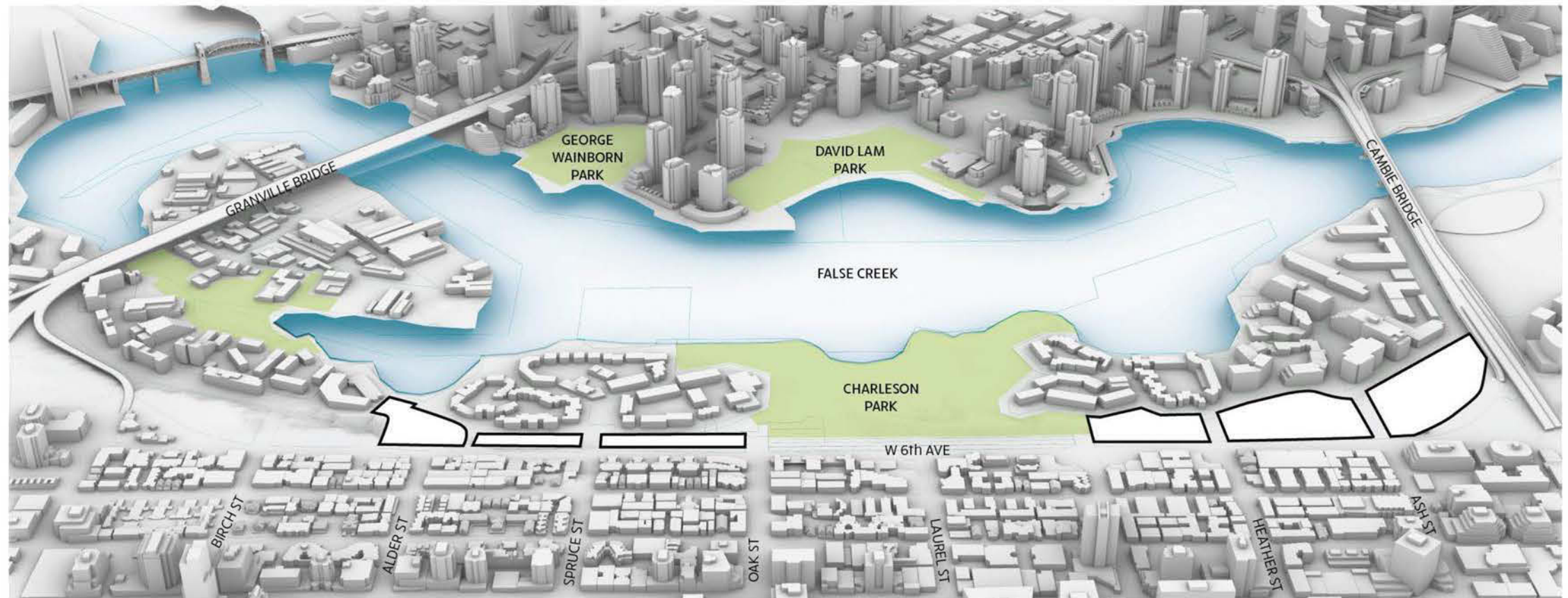
- Respects the neighbourhood's legacy character
- Moderate increase in density
- More housing – market, non-market, co-op and strata leasehold
- Better integration with the rest of the city
- Enhanced social, cultural and recreational amenities
- Phased development approach, alignment with lease expiries
- Phase 1: Develop vacant lands and under-utilized sites, strata leasehold sites not redeveloped
- Collaborative redevelopment approach with co-ops and non-market housing
- Proactive planning for rising sea levels and shoreline stability

Existing Neighbourhood Looking North



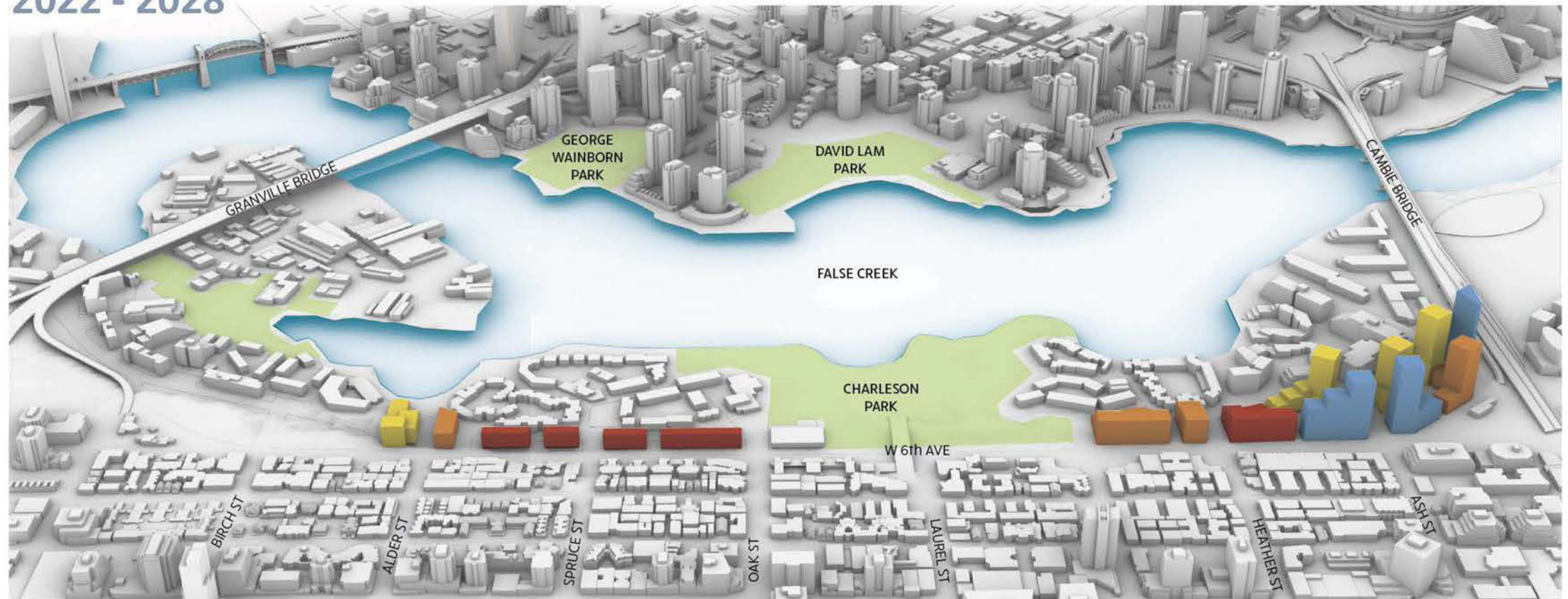
-  Strata
-  Market Rental
-  Co-op
-  Non-Market Rental - Family and Seniors Care

New Sites & Open Space Option: Phase I



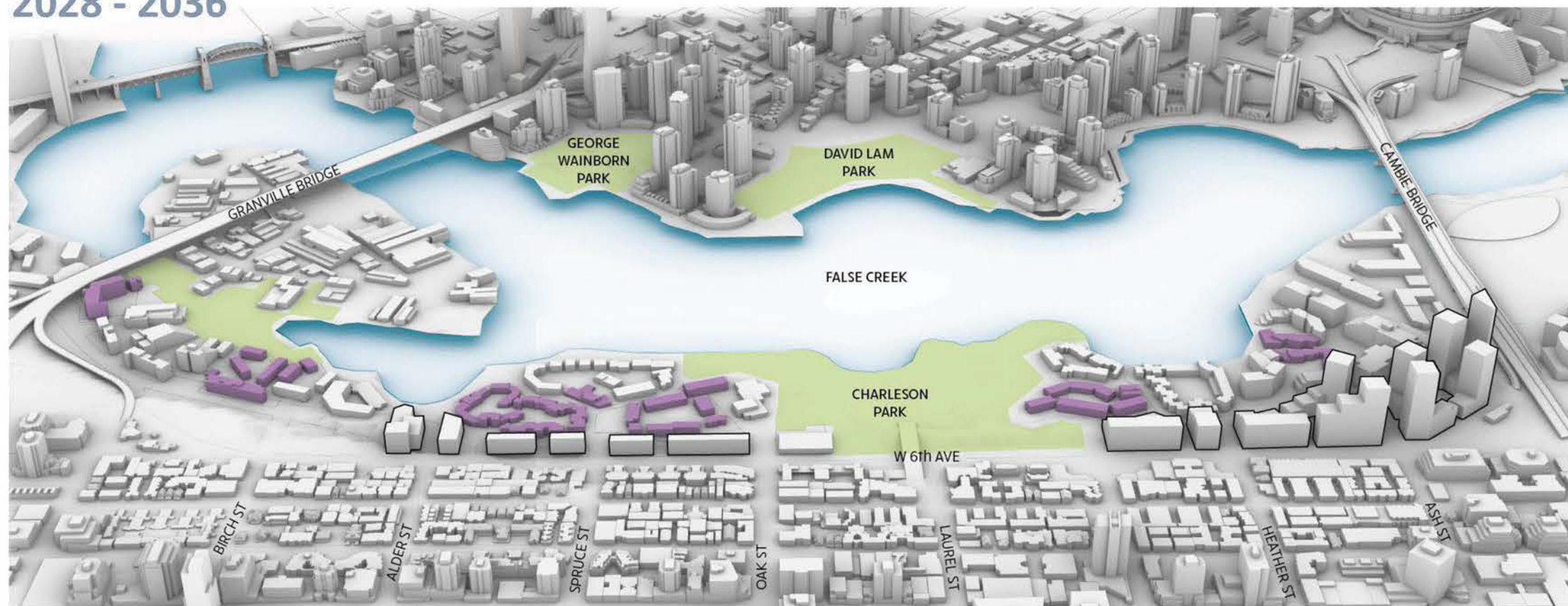
New Sites & Open Space Option: Phase I – Step 1

2022 - 2028



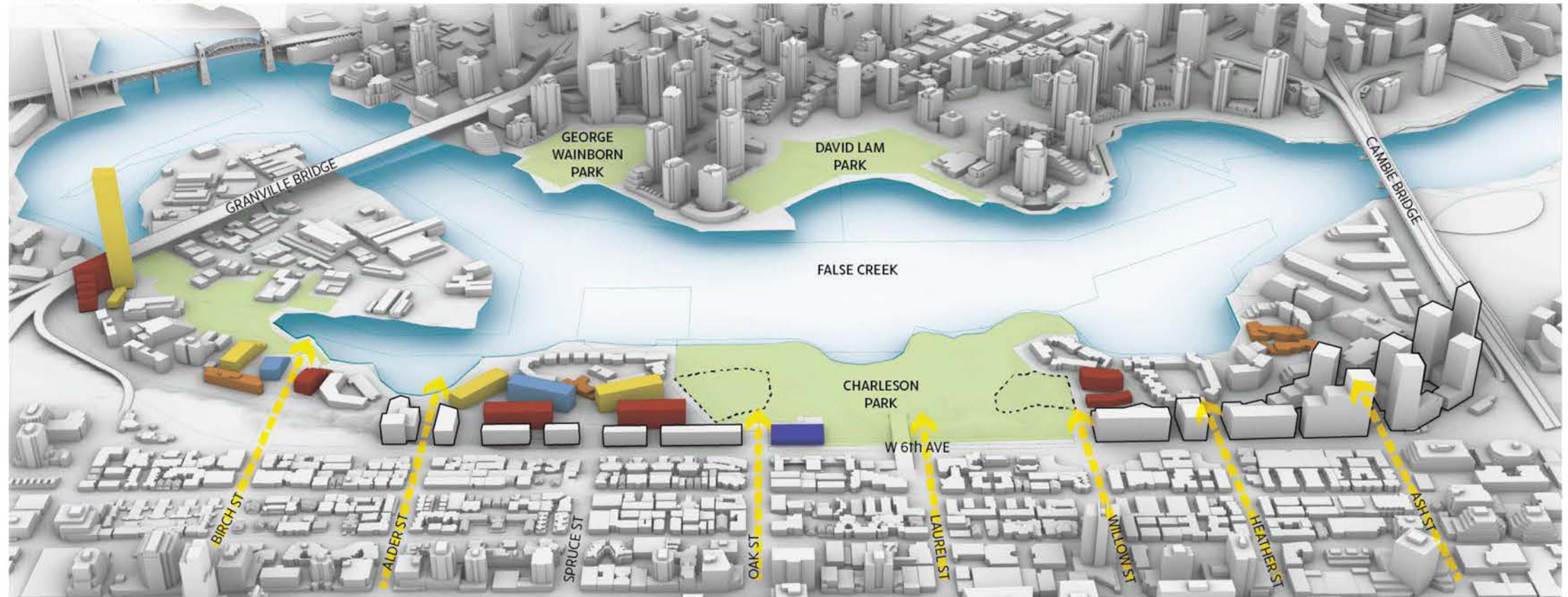
New Sites & Open Space Option: Phase I – Step 2

2028 - 2036







New Sites & Open Space Option: Phase I – Step 3

2036 - 2040

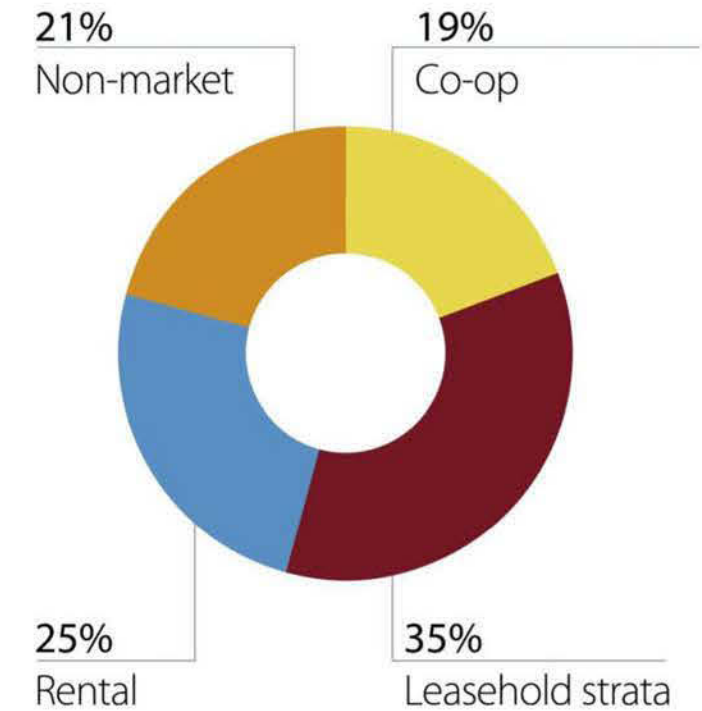


- Expand Open Space
- Relocate & Develop False Creek Elementary School
- Strata
- Market Rental
- Co-op
- Non-Market Rental - Family and Seniors Care

New Sites and Open Space Option - Phase I

TYPE OF UNIT	CURRENT NO. UNITS	New Sites and Open Space Option	DIFFERENCE	% DIFFERENCE
 Non-market	514	800	286	55%
 Co-op	517	700	183	35%
 Rental	150	920	770	513%
 Leasehold strata	668	1,350	682	102%
Total units	1,849	3,770	1,921	103%
Total gross floor area (sf)	1,862,000	3,692,500	2,100,500	113%
FSR	1.3	2.6	0.68	52%
Open space (acres)	18	20	2	11%

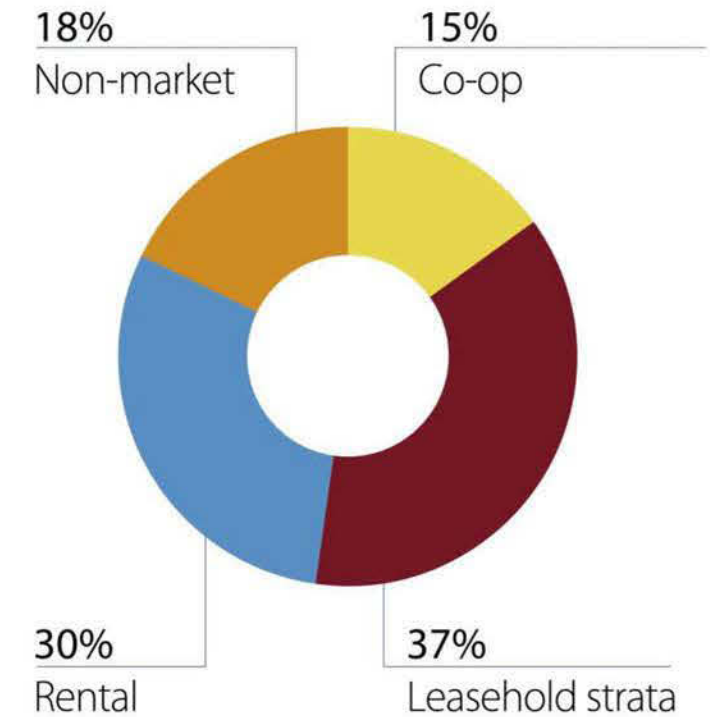
Unit Mix



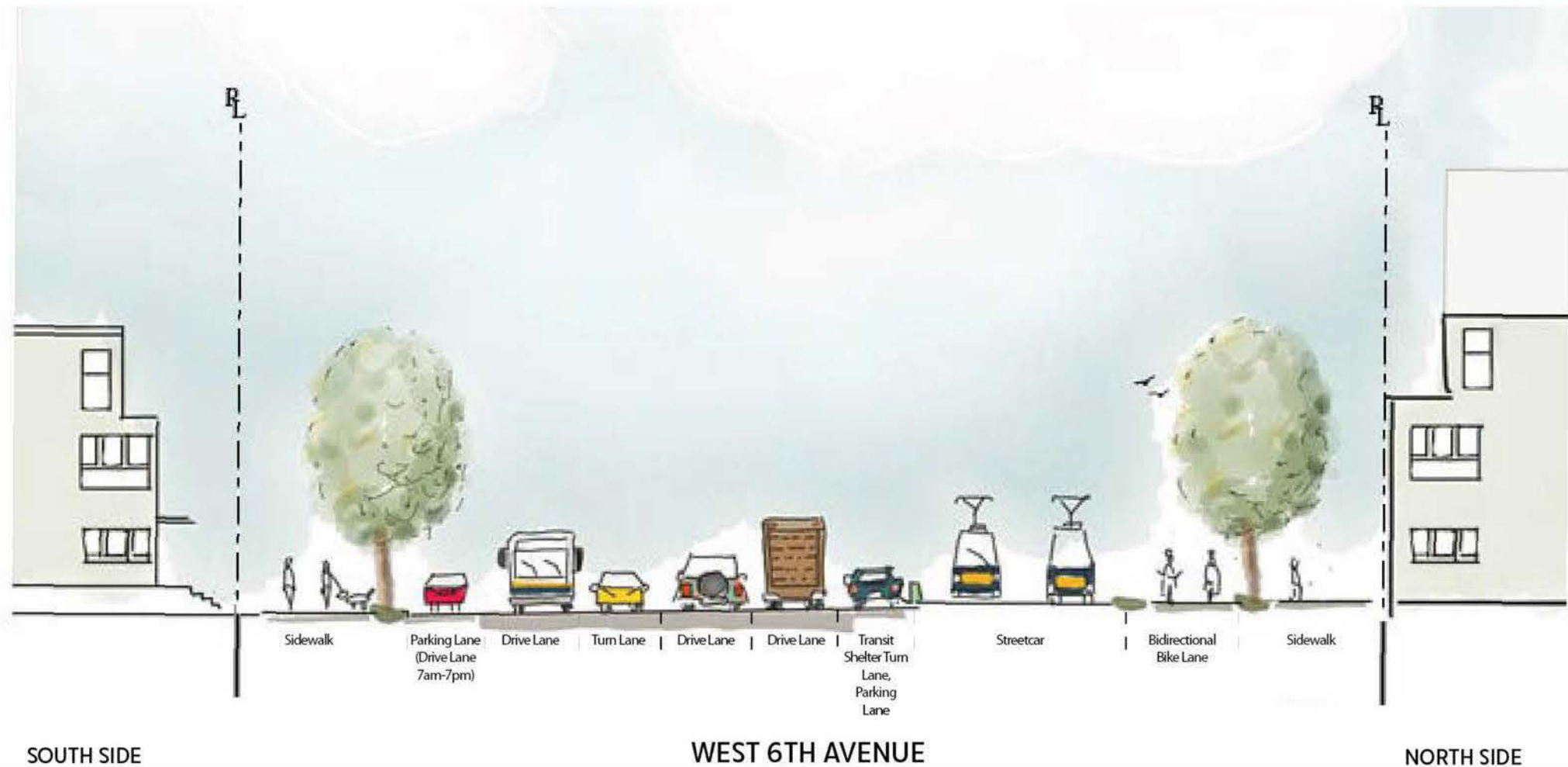
New Sites and Open Space Option - Phase I and Potential Future Phase II

TYPE OF UNIT	CURRENT NO. UNITS	New Sites and Open Space option	DIFFERENCE	% DIFFERENCE
 Non-market	514	1,100	586	114%
 Co-op	517	1,000	483	93%
 Rental	150	2,000	1,850	667%
 Leasehold strata	668	2,400	1,732	260%
Total units	1,849	6,500	4,651	250%
Total gross floor area (sf)	1,862,000	6,641,850	5,779,850	310%
FSR	1.3	3.3	2.0	255%

Unit Mix



West 6th Avenue - Potential Future Cross Section



False Creek South Context

