



FALSE CREEK SOUTH

Community Profile 2017



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Introduction

False Creek South is a unique community known as one of Vancouver’s pioneering waterfront communities for inner city living. It represents the best planning practices of the 1970s and 1980s, and remains a thriving and sought-after community today.

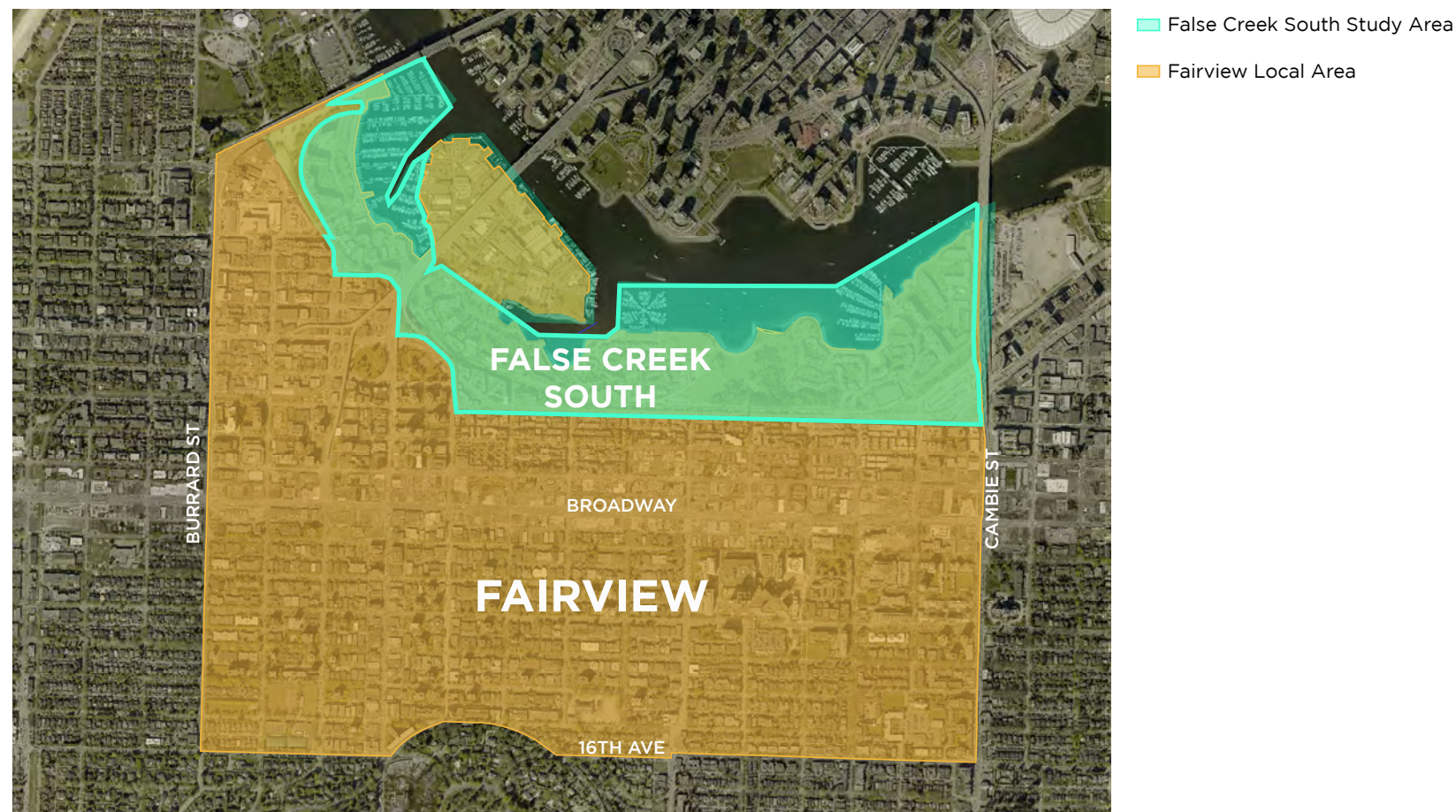
This Community Profile presents an overview of False Creek South’s transformation, highlighting key aspects of the neighbourhood and its residents. The document is intended to provide a starting place for dialogue about the future of the neighbourhood, helping to inform the City’s discussion with the community on various issues that will be addressed through the neighbourhood planning process. Data used in this Profile is primarily from Statistics Canada, which conducts a census study every 5 years.

INTRODUCTION & CONTEXT

1



Study Area

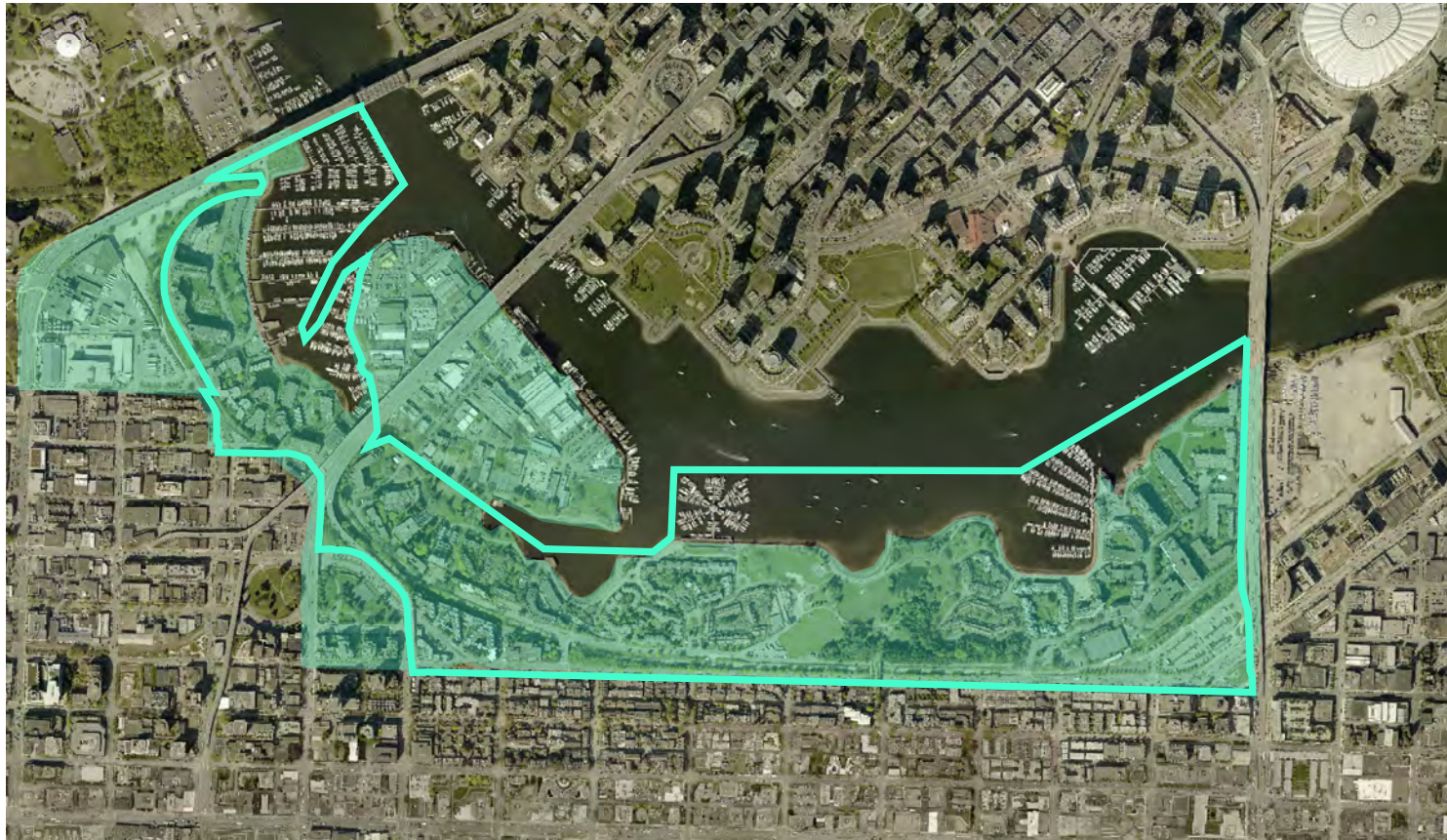


False Creek South is the area located between the Cambie and Burrard Street bridges on the south shore of False Creek, excluding Granville Island. The northern boundary of the study area is the Creek. The southern boundary runs: west from Cambie Street along West 6th Avenue to Hemlock Street; northward along West 4th Avenue; and under the Granville Street Bridge to West 2nd Avenue. At Fir Street, the study area boundary follows an arc (excluding the First Nations-owned

lands) until it reaches the Burrard Bridge. The study area represents 55 hectares (136 acres) of land and currently has a resident population of approximately 5,597¹ people.

¹ Reflects an exclusion of dissemination area (DA) 153687 from CT 0049.02 to be consistent with the study area boundary (2016 Statistics Canada Census)

Census Tract 0049.02



□ False Creek South Study Area

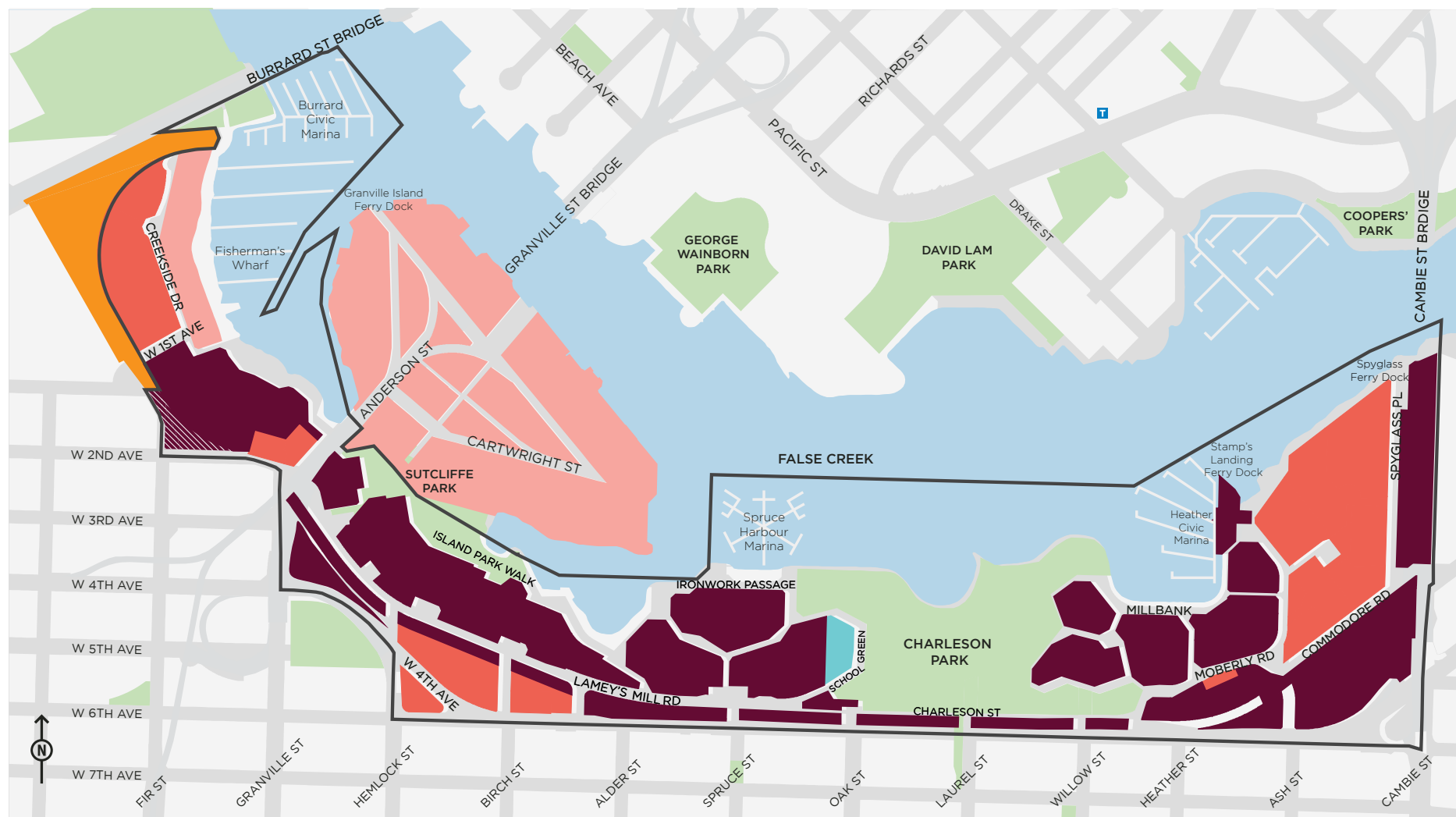
□ Census tract (CT) 0049.02

The data in this Community Profile at large references Census tract (CT) 0049.02, which closely resembles the FCS Study Area boundary aside from a few variations.

CT 0049.02 includes an additional section at the far western edge of the study area (comprising land owned by the Squamish Nation) and the northern portion behind to West 1st Ave). Also included in the CT boundary is Granville Island, which is owned and managed by the Federal Government, and a two-block section east of Granville Street, between West 6th Ave, and West 4th Ave. None of these sites are included in the False Creek South Study Area.

The variation in the CT 0049.02 and FCS Study Area boundaries has a limited effect on population demographic data. The boundary variation does have an effect on employment data however, with the inclusion of sites zoned M-2 (Industrial) and C-2 (Commercial) on the far western edge of the census block.

Land Ownership



LEGEND

- Area Boundary
- Street
- Park
- T Transit Station

Land Ownership

- City of Vancouver
- City of Vancouver (formerly CPR)
- Federal Government
- Private
- Squamish Nation
- Vancouver Board of Education

The City of Vancouver owns most of the land (44 hectares or 80 percent) in the False Creek South study area (55 hectares), including nine hectares of park. The rest of the land is either privately owned or owned by other levels of government. The study area excludes Granville Island, which is owned and managed by the federal government.

MUSQUEAM (xʷməθkʷəŋ əm),
SQUAMISH (Skwxwú7mesh Úxwumixw) &
TSLEIL-WAUTUTH (mi ce:p kʷətɬwíləm)

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

The False Creek area was heavily used for fishing, harvesting and hunting by these Nations. Each Nation had their own relationship to the area, including their own place names and uses for the lands and resources.

Vancouver is also home to First Nations, Métis and Inuit from across Canada, and Indigenous Peoples from around the world.

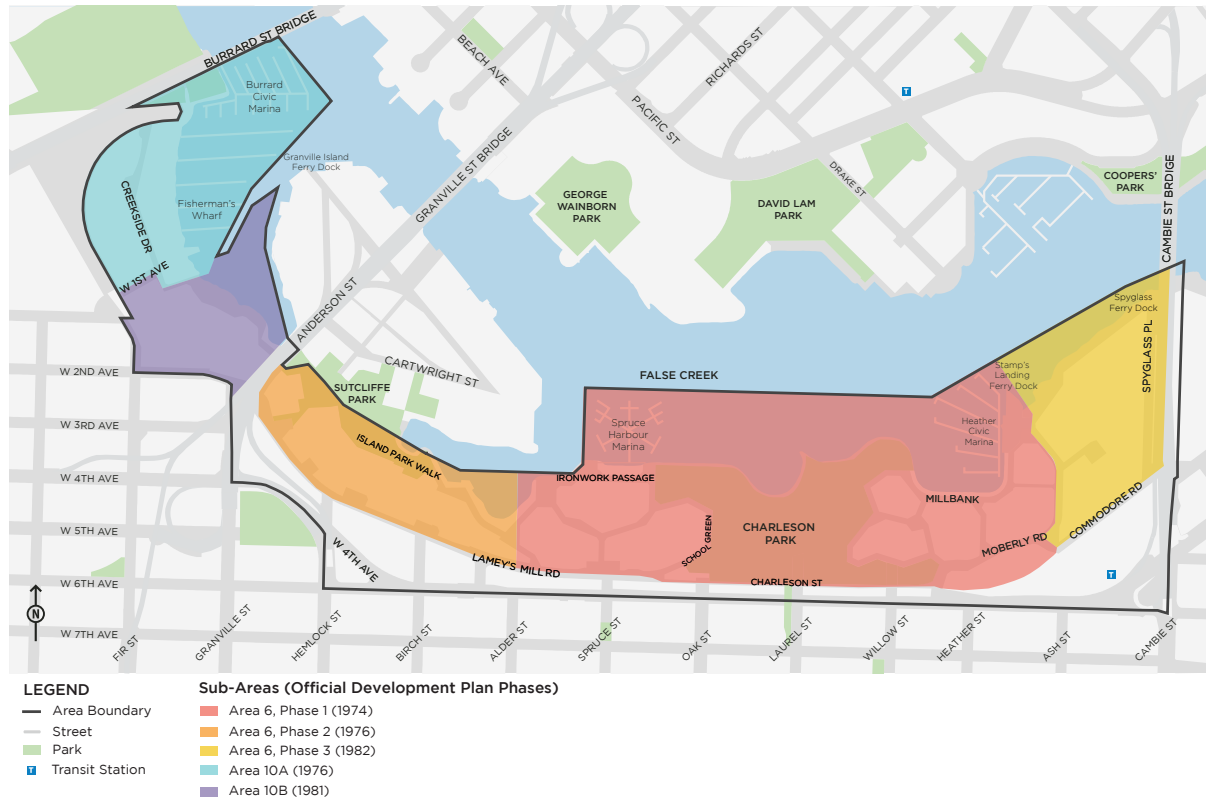
Industrial Development & Post-industrial Planning

With the arrival of the railway in the late 1800s, the False Creek landscape changed dramatically. Heavy industries such as lumber mills, shipyards, factories, and warehouses began to populate the shoreline. Industries declined in the 1960s, as the adverse impacts on both the environment and nearby neighbourhoods were recognized. In 1968, City Council initiated a planning process that would again redefine the False Creek South landscape. A land swap between the City and the provincial government was formalized in 1969, resulting in increased City ownership of lands on the south shore of False Creek and improving its development potential.

Planning for the redevelopment of False Creek South in the early 1970s led to the adoption of the False Creek Official Development Plan in November 1974. The area was built out in five phases between 1975 and 1989, per five Area Development Plans adopted between 1974 and 1982 (see map at right).

Between the mid-1970s and 1980s, the City of Vancouver and private landowners redeveloped the lands to create a highly livable neighbourhood that would attract families back to Vancouver's inner city. The City required that all its land be leased, none of it sold, so that it would remain a long-term public asset.

False Creek South Sub-Areas (Official Development Plan Phases)

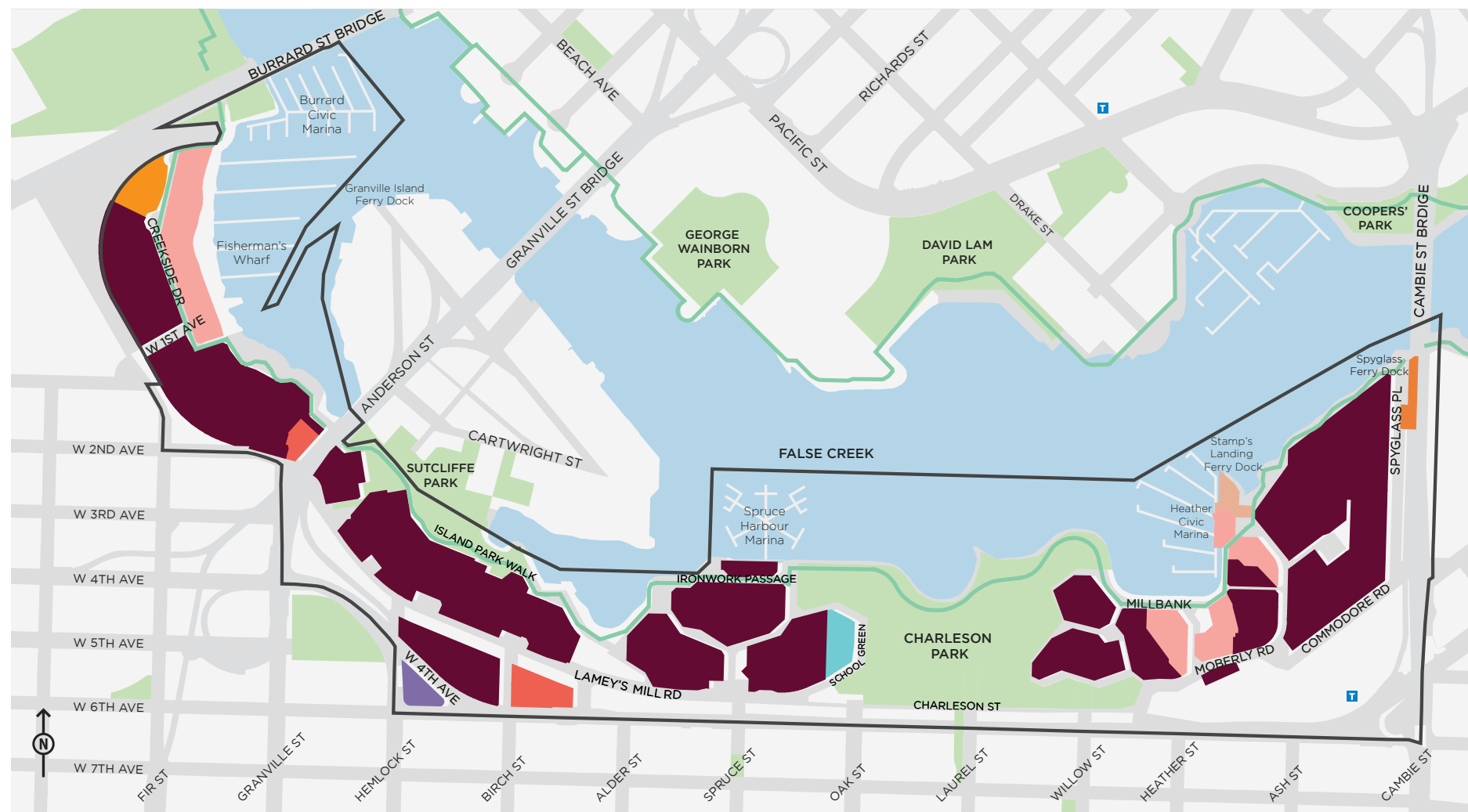


Dredges, construction materials and the Canadian Northwest Steel Company in False Creek, 1917



Mills on False Creek, 1936

Land Use



LEGEND

- Area Boundary
- Street
- Park
- Transit Station
- Seawall

Land Use

- Residential
- Mixed-use (Residential-Commercial)
- Mixed Commercial (Office-Retail/Service)
- Retail/Service
- Office
- School/Institutional
- Parking or vacant

False Creek South is a primarily residential neighbourhood, providing a diversity of housing for both renters and owners (including co-op owners). There is one standalone office building in the study area, and a number of mixed developments, including four mixed residential-commercial buildings. The study area contains nine hectares of park and three kilometres of seawall for recreational enjoyment. There are also three marinas in the area (two of them Vancouver Park Board marinas), providing moorage, storage, and other services for boaters.

False Creek South ODP Principles & Objectives

False Creek South was designed to be a compact, self-sufficient and socially mixed community that would accommodate all household types, age levels and income groups. Key design principles included enclaves of clustered housing to promote social contact, and a hierarchy of open space linked by paths to a large public park.

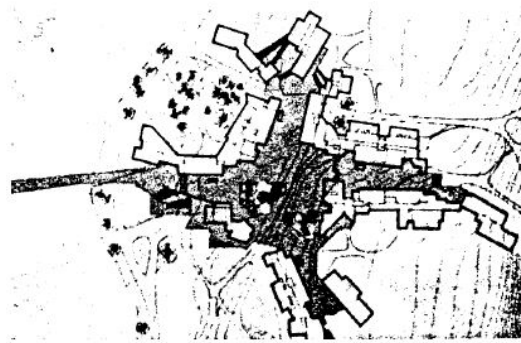
The False Creek Official Development Plan (1974) set targets for household mix, and stated that the age mix and income mix should reflect that of the region (realized with one-third of units in housing co-ops, one-third non-market rental units, and one-third in leasehold strata title units).

Some original False Creek South Urban Design principles include:

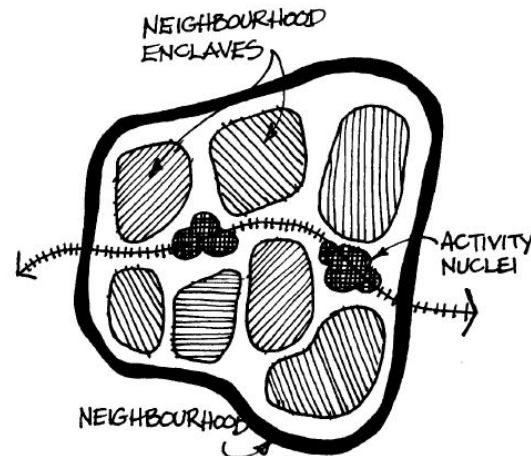
Neighbourhood Enclaves: Arrange urban land to form many small enclaves of residential use, separated from one another by swaths of non-residential land (parks, schools, major pedestrian streets, commercial) which form the enclave boundaries. Make the enclaves really small, perhaps no more than 500 feet across.



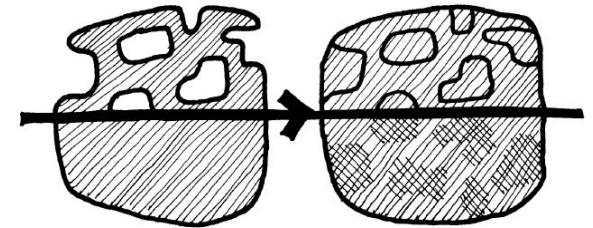
Pedestrian Activity Focus: Create one major central place in each community where people can come together and orient themselves to the activities around. Make major pathways converge at this node and ensure that the highest and most public concentration of activities occurs here.



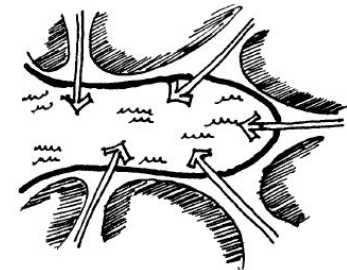
Intercommunity Public Transit: Existing rail right-of-way should be considered for an appropriate transit system.



Adaptable Communities to ensure that newly developed communities can adjust and change from within, as future needs are manifested. If unbuilt spaces or areas of relatively low density are maintained in the first development stages, subsequent change will be facilitated.



Reference Points: Shape development so that within a few moments of every point, one has a vista of a large natural amenity or some other urban reference point.



Local Shop Every 1,500 feet - wherever possible.





DEMOGRAPHICS

2



Key Demographic Facts

False Creek South makes up about 18 percent of the Fairview local area's population and one percent of the city's population. The median age, at 54, is significantly higher than the city's, at 41.

Residents whose mother tongue is English is much more predominant in False Creek South (76 percent) compared to the city overall (53 percent). False Creek South has a much lower proportion of residents whose mother tongue is Chinese (3 percent) compared to the city overall (22 percent).

2016 Census Data: Study Area* and City

	False Creek South*	Vancouver
Population		
Population ¹	5,597	631,486
Age		
Median Age	54.3	40.7
Language - Mother Tongue (Single Responses)		
English	75.7%	52.9%
French	2.4%	1.6%
Chinese ²	3.6%	22.2%
German	2.3%	1.0%
Spanish	1.4%	2.0%
Japanese	1.1%	1.2%
Other	13.5%	19.1%
Families		
Number of Families	1,680	160,855
Children living at home ³	965	146,430
Single parent families	14.0%	15.9%
Income		
Median household incomes ⁴	\$78,176	\$65,327
Population in low income household	13.0%	19.1%
Mobility		
Population who moved since last census ⁶	38.3%	46.2%
Households		
Number of private households	2,950	283,915
Average size of household	1.8	2.2

Source: 2016 Statistics Canada Census

* Based on Census Tract 0049.02 (2016), unless otherwise noted

¹ Reflects an exclusion of dissemination area (DA) 153687 from CT 0049.02 to be consistent with the study area boundary (2016 Statistics Canada Census)

² Includes Cantonese, Chinese (not otherwise specified), and Mandarin

³ Source: 2011 Statistics Canada Census data

⁴ Median total income of households

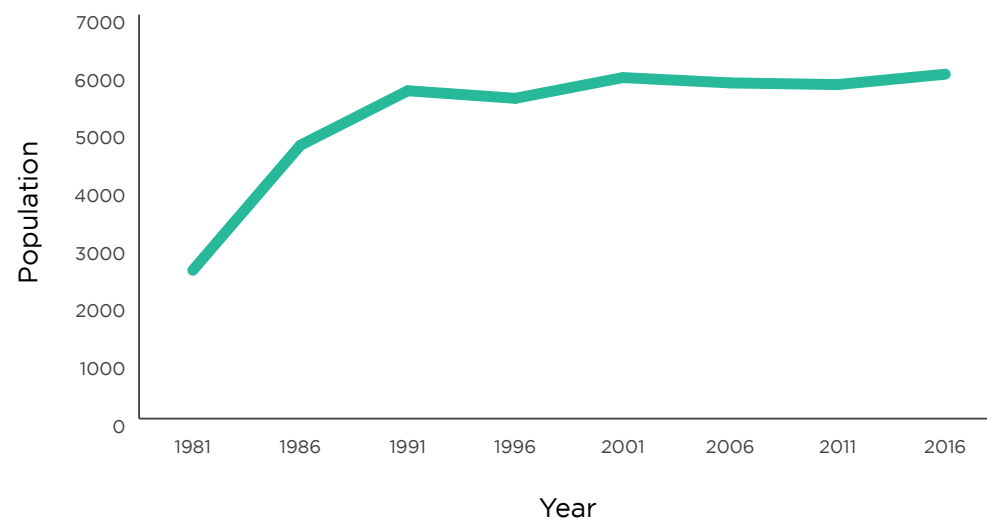
⁵ Prevalence of low income in 2015 based on after-tax low-income measure; households spending more than 20% of their income on necessities (food, shelter, and clothing) than the average family does

⁶ Source: 2011 Statistics Canada Census data

Population

The first phase of development in False Creek South occurred in the late 1970s, with the area building out throughout the 1980s. Accordingly, the False Creek South population rose sharply until 1991 and has remained largely stable since then. The 2016 Census recorded a population of 5,597¹ in False Creek South (one percent of the city's population).

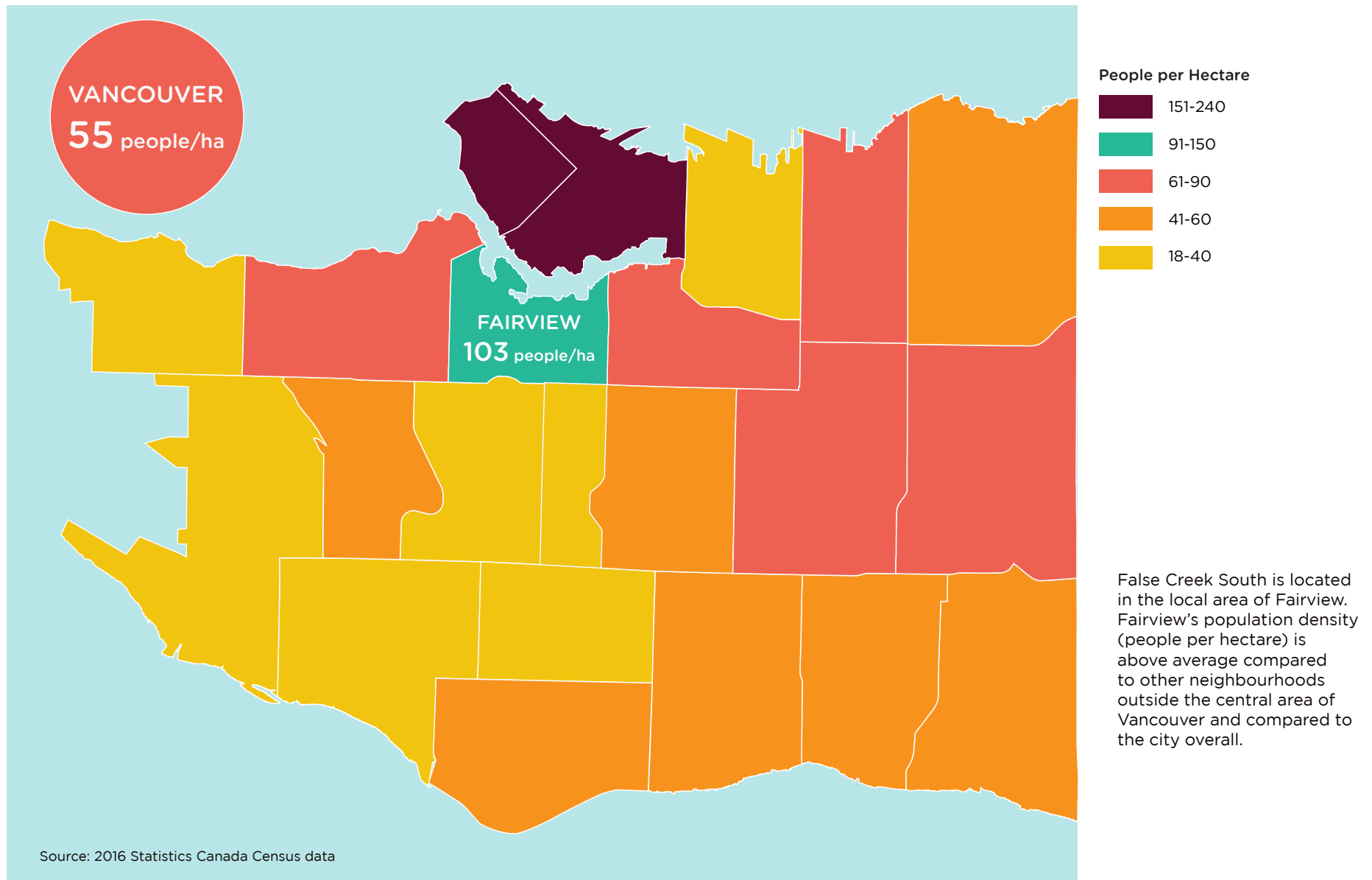
False Creek South Population Growth (1981 to 2016)



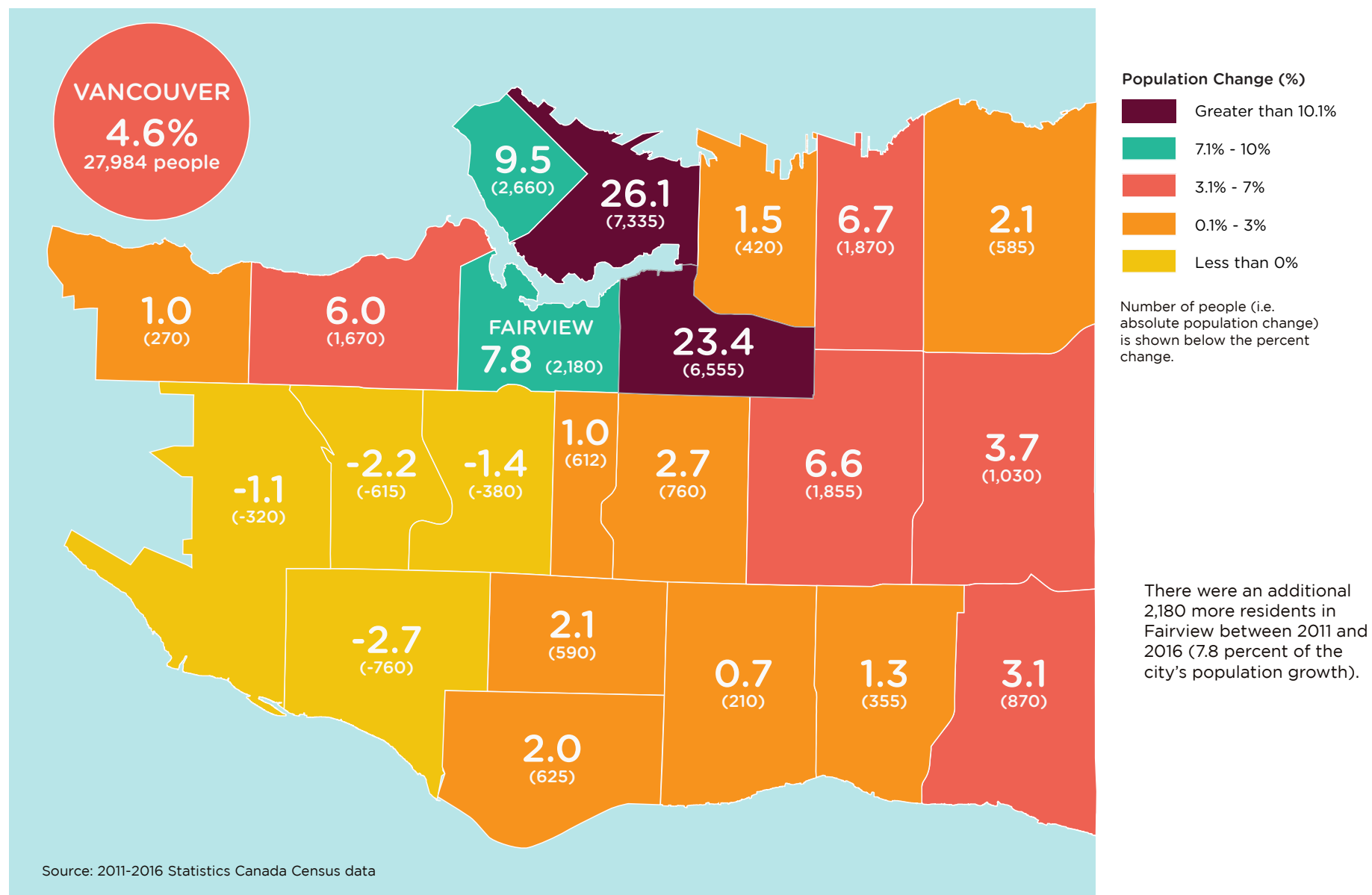
Source: Statistics Canada Census data (Census Tract 0049.02)

¹ Reflects an exclusion of dissemination area (DA) 153687 from CT 0049.02 to be consistent with the study area boundary (2016 Statistics Canada Census)

Population Density



Population Change from 2011 - 2016 (%)



Social Mix Objectives

One of the key objectives in the redevelopment of False Creek South was to create a socially mixed community. The False Creek Official Development Plan set targets for household mix, and stated that the age mix and income mix should reflect that of the region. Currently, there are 5,597¹ people living in False Creek South with:

- A distribution of population 45 years and older at 61 percent compared with Metro Vancouver at 44 percent;
- Household incomes generally reflecting those in Metro Vancouver; and
- A greater proportion of high income households and slightly smaller proportion of low income households than in the city of Vancouver.

Age Mix

The distribution of population 45 years of age and older is higher in False Creek South at 61 percent, compared to Metro Vancouver, at 44 percent. Conversely, the population distribution for younger (0-19) age groups is lower in False Creek South compared to Metro Vancouver.

2016 Population by Age Group

Age Group	False Creek South ²	Vancouver	Metro Vancouver
0-19	13%	16%	21%
20-44	25%	42%	35%
45-64	31%	27%	29%
65+	30%	15%	15%

Source: 2016 Statistics Canada Census data

¹ Reflects an exclusion of dissemination area (DA) 153687 from CT 0049.02 to be consistent with the study area boundary (2016 Statistics Canada Census)

² Based on Census Tract 0049.02

Age Distribution

Over time, the proportion of younger adults in False Creek South has decreased as the age composition of older adults has increased. As demonstrated by the age structure of False Creek South over time, there is an unequal distribution across age groups with a current emphasis on aging.

Age Profile

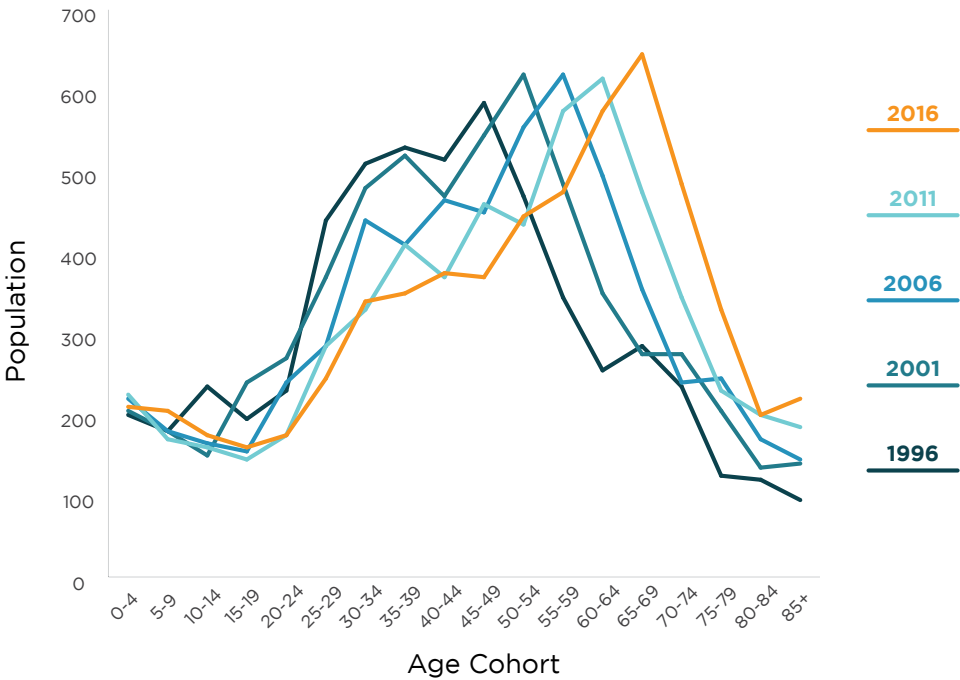
The False Creek South population is aging, as seen by the population distribution change among age groups between 1981 and 2016. In 2016, 63 percent of the population was within the 45 and older age groups – a much higher proportion compared to the city (43 percent) and Metro Vancouver¹ (44 percent) overall.

¹ Based on Greater Vancouver, Regional District [Census division]

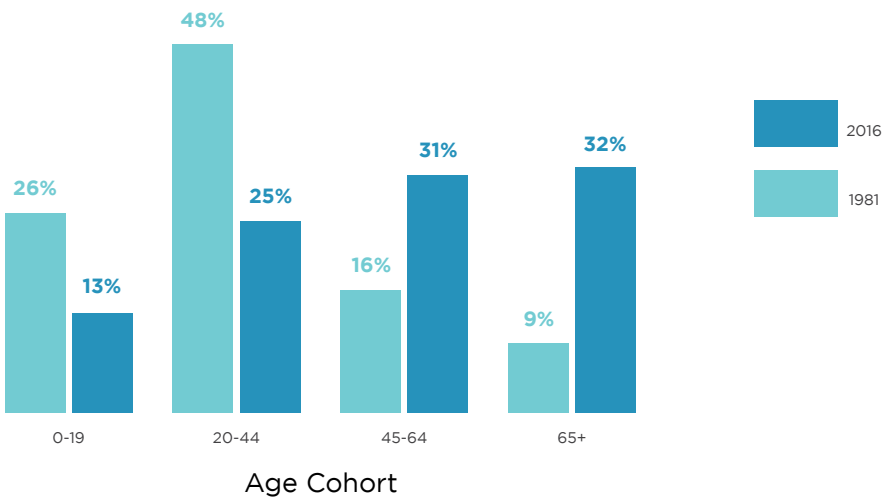
* Based on Census Tract 0049.02

Source: 2016 Statistics Canada Census data

False Creek South Age Profile Over Time (1996 to 2016)



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



Household Mix Targets

The False Creek Official Development Plan (1974) set out targets for household mix in the community. The chart below shows these targets and the actual proportion of population represented by each household metric over time (census data).

The Official Development Plan also included a target for Senior Families at 15 percent. However, there is no data to assess the current or historical proportions, as 'senior families' is not a metric profiled in the census.

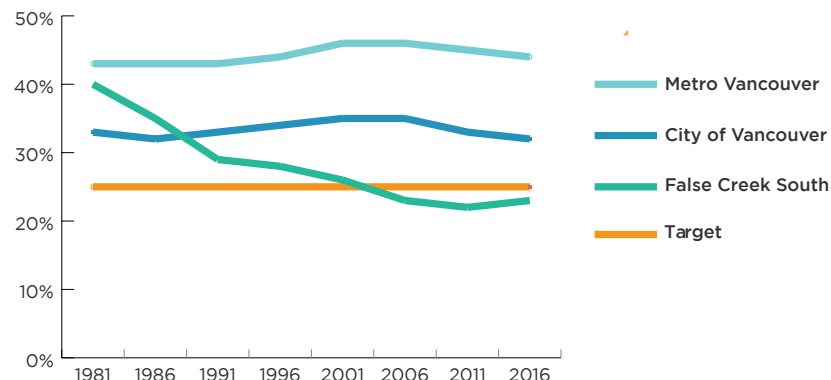
Household Mix		1981	1986	1991	1996	2001	2006	2011	2016
Families with children Target: 25%	False Creek South	40%	35%	29%	28%	26%	23%	22%	23%
	City of Vancouver	33%	32%	33%	34%	35%	35%	33%	32%
	Metro Vancouver	43%	43%	43%	44%	46%	46%	45%	44%
Couples, no children Target: 25%	False Creek South	19%	20%	23%	24%	27%	28%	28%	30%
	City of Vancouver	24%	22%	22%	21%	22%	23%	24%	25%
	Metro Vancouver	26%	25%	26%	25%	25%	25%	26%	27%
Singles Target: 35%	False Creek South	38%	38%	43%	41%	44%	46%	46%	43%
	City of Vancouver	38%	39%	38%	38%	39%	39%	38%	39%
	Metro Vancouver	27%	27%	27%	27%	28%	28%	28%	29%

Source: Statistics Canada Census data (based on False Creek South City-owned and non City-owned custom study area census profiles between 1981 and 2016)

Household Mix - Trends Over Time

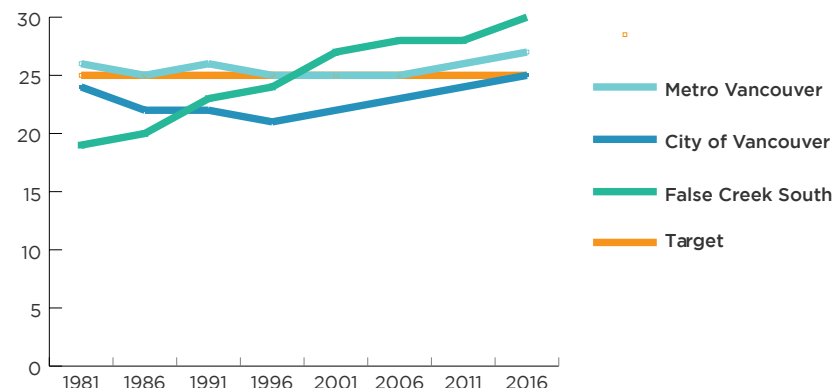
Families With Children

From 1981 to 2001, the proportion of families in False Creek South exceeded the families with children target, but has been declining since 1986. As reported in the 2016 Census, families with children now make up 23 percent of households in False Creek South, 2 percent below the target of 25 percent.



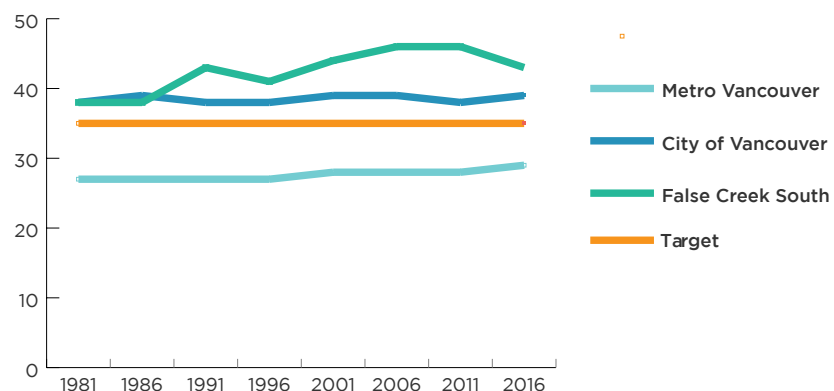
Couples, No Children

Couples with no children have been growing steadily in False Creek South, rising from 19 percent of households in 1981 to 30 percent in 2016. Couples with no children have exceeded the target of 25 percent since 2001 when it reached 27 percent, up from 24 percent in 1996.



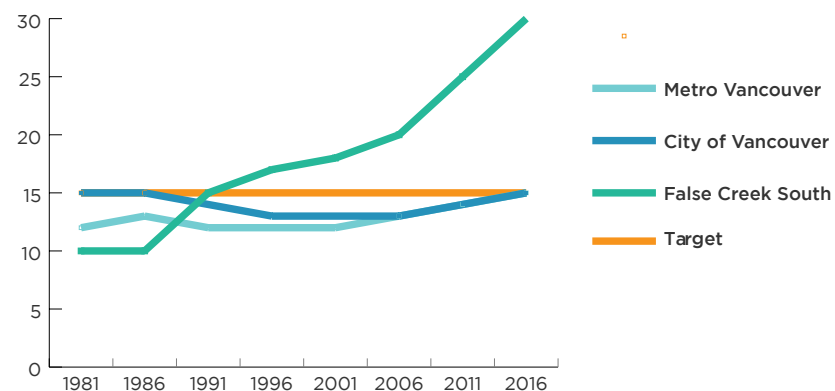
Singles

The proportion of singles in False Creek South has exceeded the target of 35 percent since first reported in the 1981 Census at which point singles made up 38 percent of all households. Since then the proportion of singles climbed to 46 percent of households in 2006 decreasing to 43 percent in 2016, 9 percent above the target.



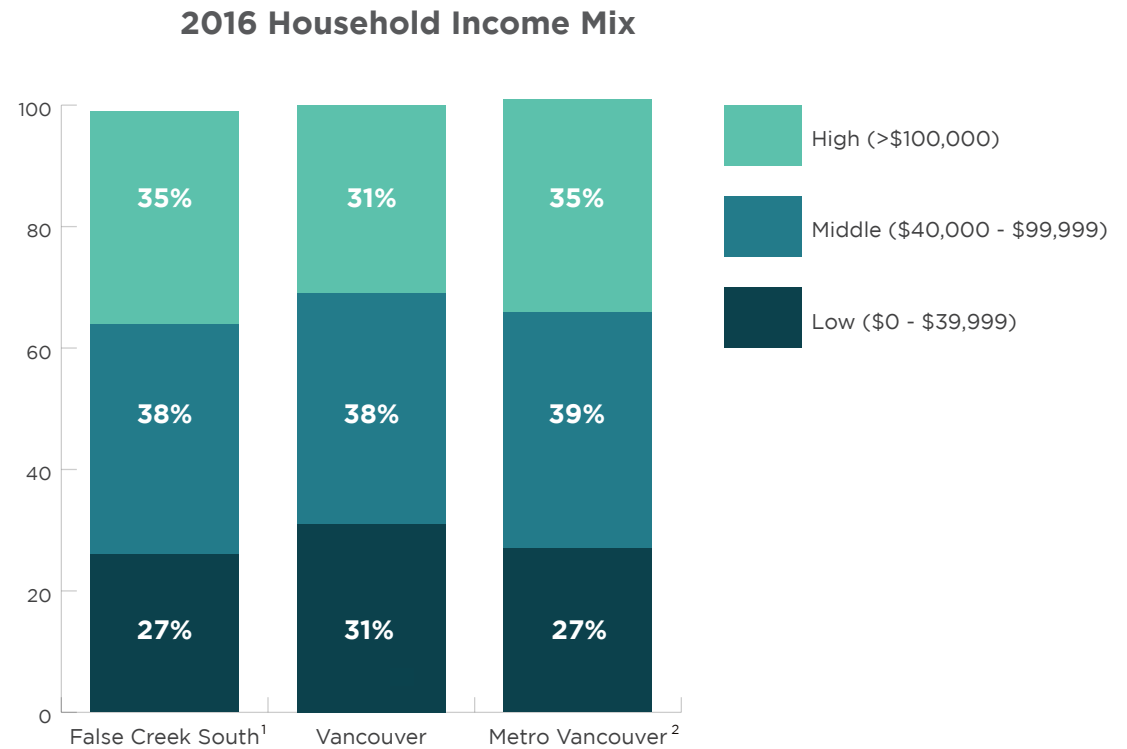
Seniors

The target for Senior Families in False Creek South is 15 percent. This chart represents individual seniors (65+ in age) in False Creek South, the city of Vancouver, and Metro Vancouver. In 1981, the proportion of seniors in False Creek South was 10 percent and rose to 30 percent in 2016; meanwhile the Metro Vancouver proportion has been fairly stable, rising from 12 percent in 1981 to 15 percent in 2016.



Income Groups

In 2016, False Creek South generally maintained similar household income group proportions with Metro Vancouver. When compared with the city of Vancouver, False Creek South has a greater proportion of higher income households, and a smaller proportion of lower income households.



¹ Based on Census Tract 0049.02

² Metro Vancouver based on Greater Vancouver, Regional District [Census division]

Source: 2016 Statistics Canada Census data

School Enrollment

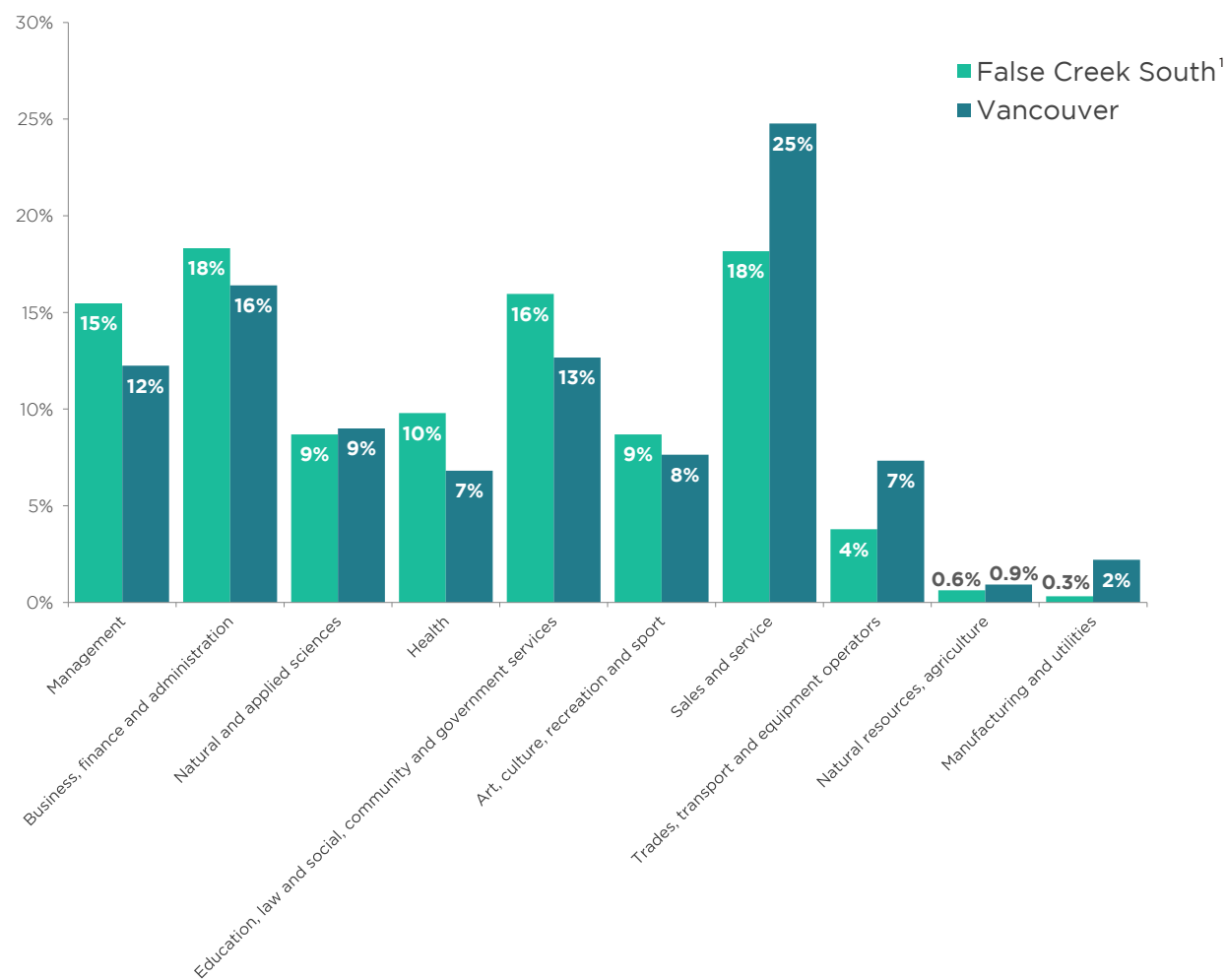
The official capacity for False Creek Elementary is 240 students. As of September 30, 2016, there were 278 students enrolled.



Employment

Within the False Creek South study area, there are nearly 300 individual businesses, which provide approximately 1,800 jobs. The top employer is Central 1 Credit Union (1441 Creekside Drive), with 400 employees (Dunn and Bradstreet, 2012).

Job Type Held by FCS Residents (Jobs not necessarily within FSC)



¹ Based on Census Tract 0049.02

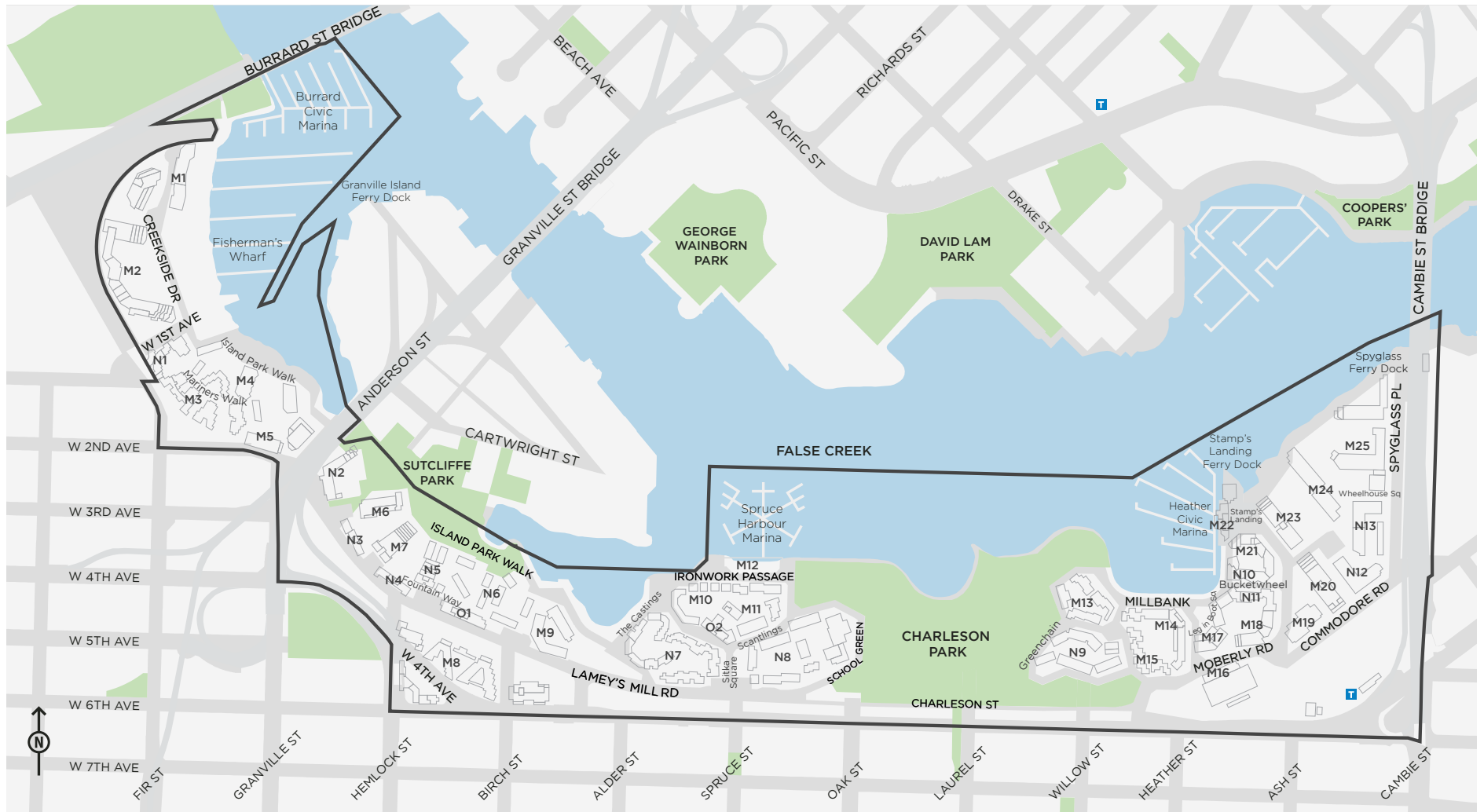
Source: 2016 Statistics Canada Census data

HOUSING

4



Buildings in False Creek South



LEGEND

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

Non-Market Buildings

- N1 Marina Co-op
- N2 Creekview Co-op
- N3 Twin Rainbows Co-op
- N4 Twin Rainbows Co-op
- N5 The Wellington
- N6 Alder Bay Co-op
- N7 Van Coeverden Court
- N8 False Creek Co-op
- N9 False Creek Co-op
- N10 Kiwanis Fairview Manor
- N11 Clarke Manor
- N12 Connaught Co-op
- N13 Strathearn Court

Market Buildings

- M1 The Clipper
- M2 Harbour Cove (inc. co-op)
- M3 Mariner Point
- M4 The Lagoons
- M5 Island Cove
- M6 Fountain Terrace
- M7 Harbour Terrace
- M8 Granville Island Village
- M9 Alder Bay Place
- M10 Spruce Village
- M11 Marine Mews
- M12 Spruce Harbour Co-op
- M13 Heather Pointe

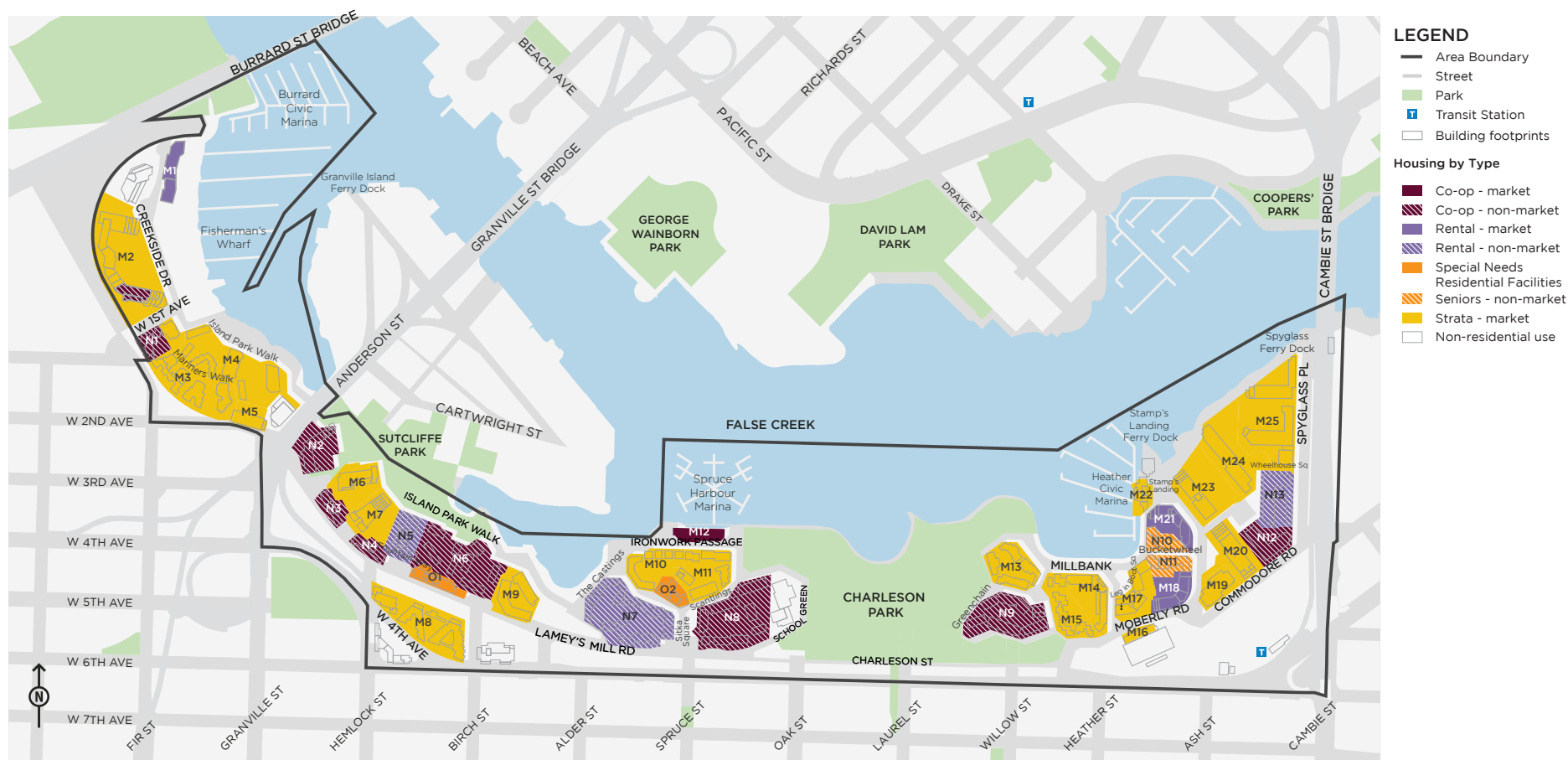
Other

- O1 Broadway Pentecostal Lodge
- O2 False Creek Residence

There are 40 residential buildings and one live-aboard housing co-op in False Creek South, comprised of a total of 3,258 housing units.

Housing by Type

False Creek South was designed and developed with a unique residential housing profile. Mixed-income housing accommodates a broad spectrum of income levels and age groups, with an emphasis on family housing. Tenure types are diverse, and include non-market social housing, market rental housing, co-operative housing, and strata leasehold.



Housing Mix: False Creek South

Tenure Type	False Creek South (On City Land)			False Creek South (On Non-City Land)			Total (False Creek South)		
	# Bldgs	# Units	% Total Units	# Bldgs	# Units	% Total Units	# Bldgs	# Units	% Total Units
Social Housing (Non-Market) ¹	4	319	17%	1	6	7%	5	415	13%
Co-operative Housing (Non-Market) ²	7	517	27%	2	100	7%	9	617	19%
Community Care Facilities / Special Needs Housing (Non-Market) ³	2	140	7%	0	0	0%	2	140	4%
Rental Housing (Market) ⁴	2	150	8%	1	39	3%	3	188	6%
Strata Leasehold Housing (Market) ⁵	12	669	35%	9	1,119	38%	21	1,789	55%
Live-Aboard Co-operative Housing (Market) ⁶	1	110	6%	0	0	0%	1	110	3%
Total	28	1,904	100%	13	1,354	100%	41	3,258	100%

Source: City of Vancouver Housing Inventories

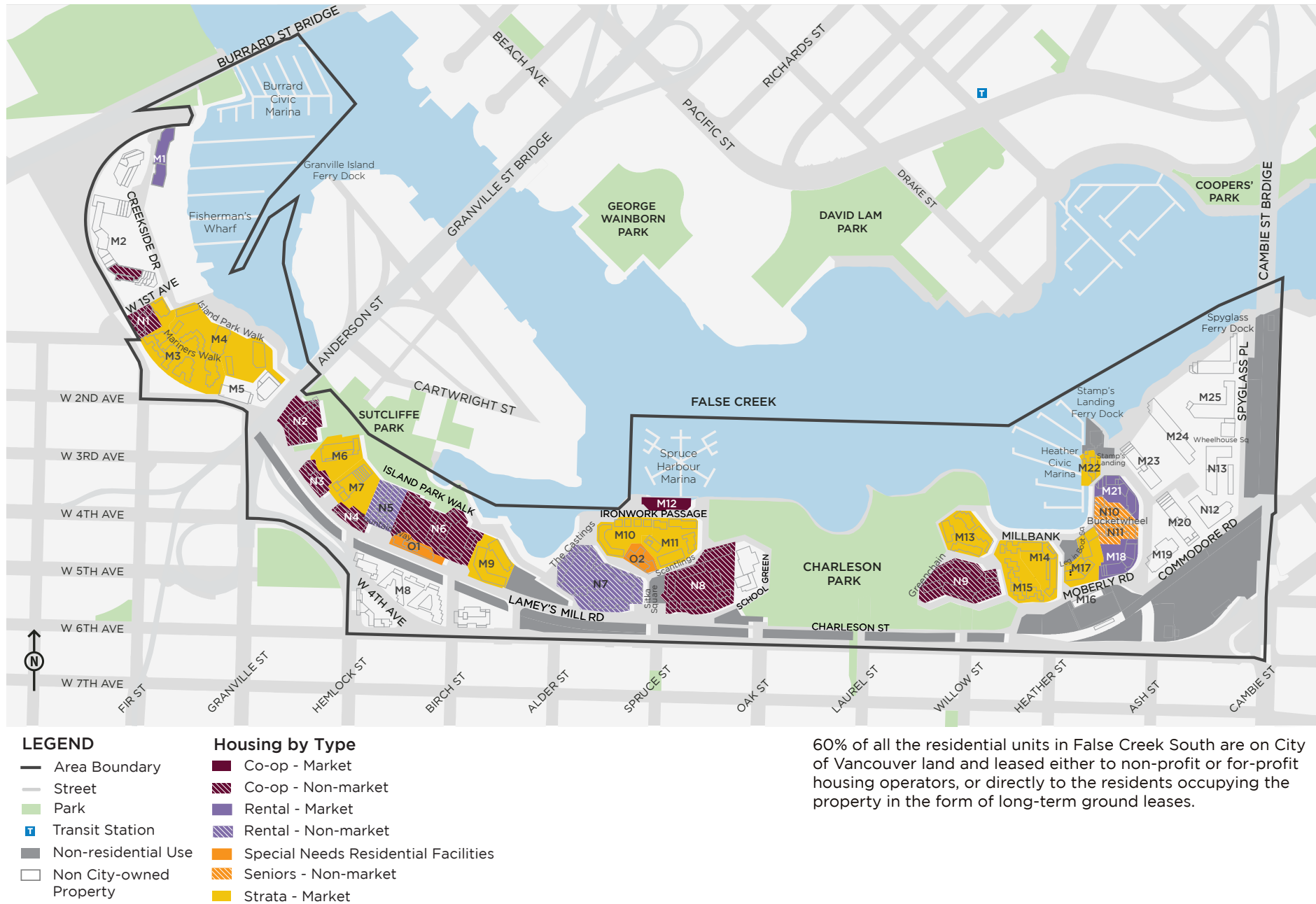
Overall Housing Mix

In False Creek South, rental units (both market and non-market) comprise 38% of total housing units, which is higher than in the city overall (33%). The majority of non-market social and co-operative housing exists on City land (836 units vs. 106 units on non-City land). All other housing units include community care facilities, special needs housing, strata leasehold housing, and live-aboard co-operative housing.

Notes:

- Social housing** is defined as rental housing secured by a housing agreement or other legal commitment and owned by a non-profit corporation, or by or on behalf of the city, the Province of British Columbia, or Canada. Individual renters in these buildings can pay rents ranging from the shelter component of Income Assistance, to 30% of their income, up to market rents. The affordability and tenant mix vary
- Co-operative housing** is a form of shared ownership where a legal association of members collectively act as a leaseholder with the City
- Community care facilities / special needs housing** is defined as non-profit operated residential facilities providing residential care to people who have complex care needs or require assistance to live semi-independently
- Rental housing** is purpose built apartment buildings that were built to be rented in the private market. Through regulations, they cannot be separated and sold as separate strata units
- Strata leasehold housing** is a type of property where the City is the leasehold landlord and the strata lot leaseholder purchased the improvements on the land and the exclusive rights to live on it for the term of the lease
- Live aboard co-operative housing** comprises of residents who own their own live-aboard boats and acquire moorage at the co-operative live-aboard marina operated by the Greater Vancouver Floating Home Co-Op (GVFHC)

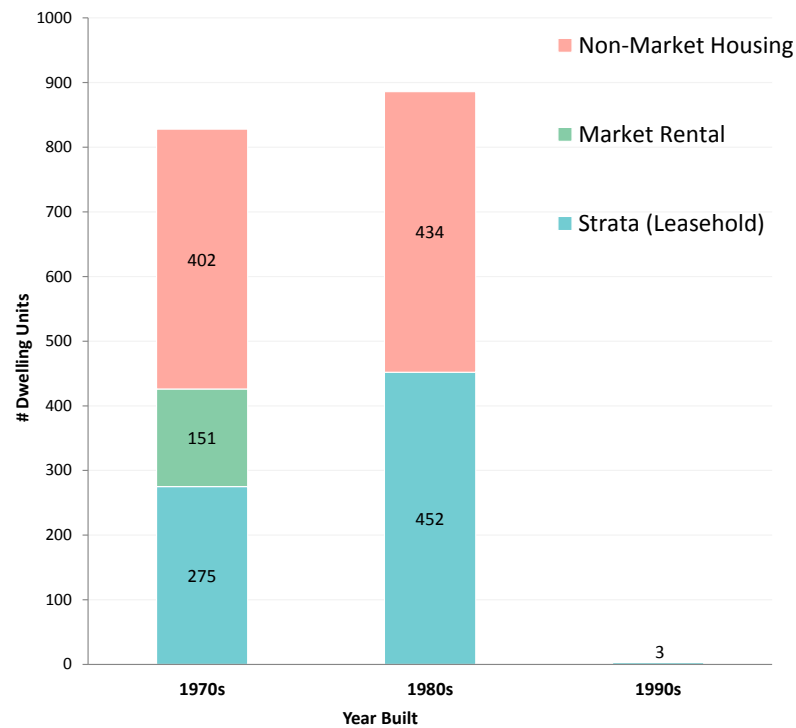
Housing by Type on City-Owned Property



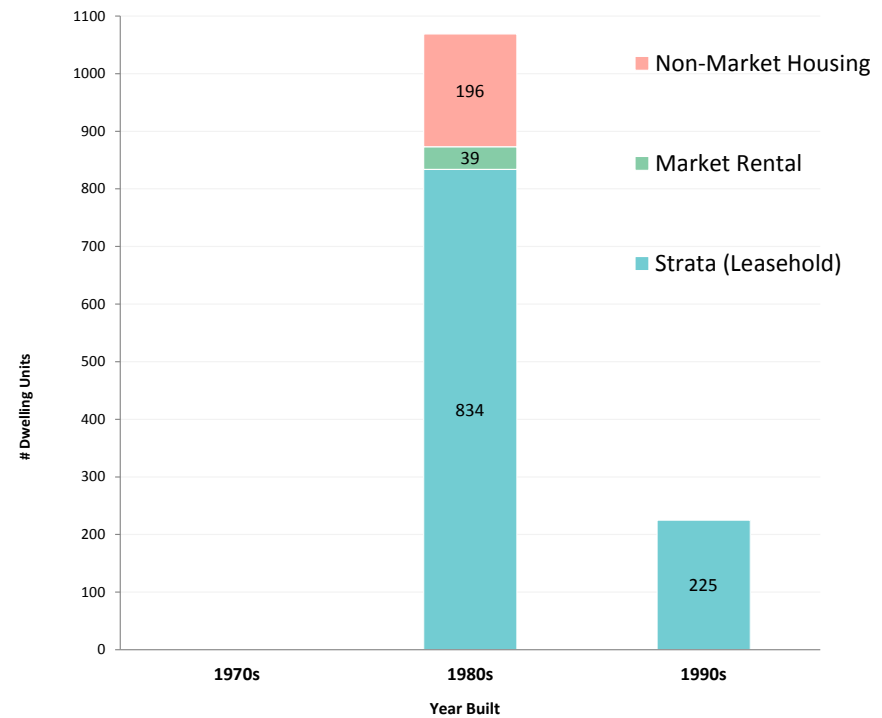
Construction Over Time

The vast majority of housing units in False Creek South were constructed before the 1990s with all but 3 units on City land being built in the 1970s and 1980s. Approximately 228 housing units in stratified projects were constructed across False Creek South after 1990.

False Creek South On City Land: Units Built Over Time



False Creek South On Non-City Land: Units Built Over Time



Source: City of Vancouver Development Permit Summary Information

Building Form

The most common residential building form in False Creek South is apartments, with an almost even split between apartments 5 storeys and greater (46%) and apartments 4 storeys and below (45%). Notably, False Creek South does not contain any single family dwellings.

On City land, there is a higher proportion of apartments below 4 storeys (48%) than above 5 storeys (36%). On non-City land, there is a smaller proportion of apartments below 4 storeys (42%) compared to above 5 storeys (59%).

Dwelling Units by Building Form

Building Forms	False Creek South (On City Land)	False Creek South (On Non-City Land)	False Creek South (Total)	City of Vancouver
Apartment in a building (> 4 storeys)	36%	59%	46%	34%
Apartment in a building (< 5 storeys)	48%	42%	45%	38%
Semi-detached, duplex, and row houses	14%	0%	8%	28%
Other Dwellings	2%	0%	1%	0%
Total	100%	100%	100%	100%

(n=242,590)

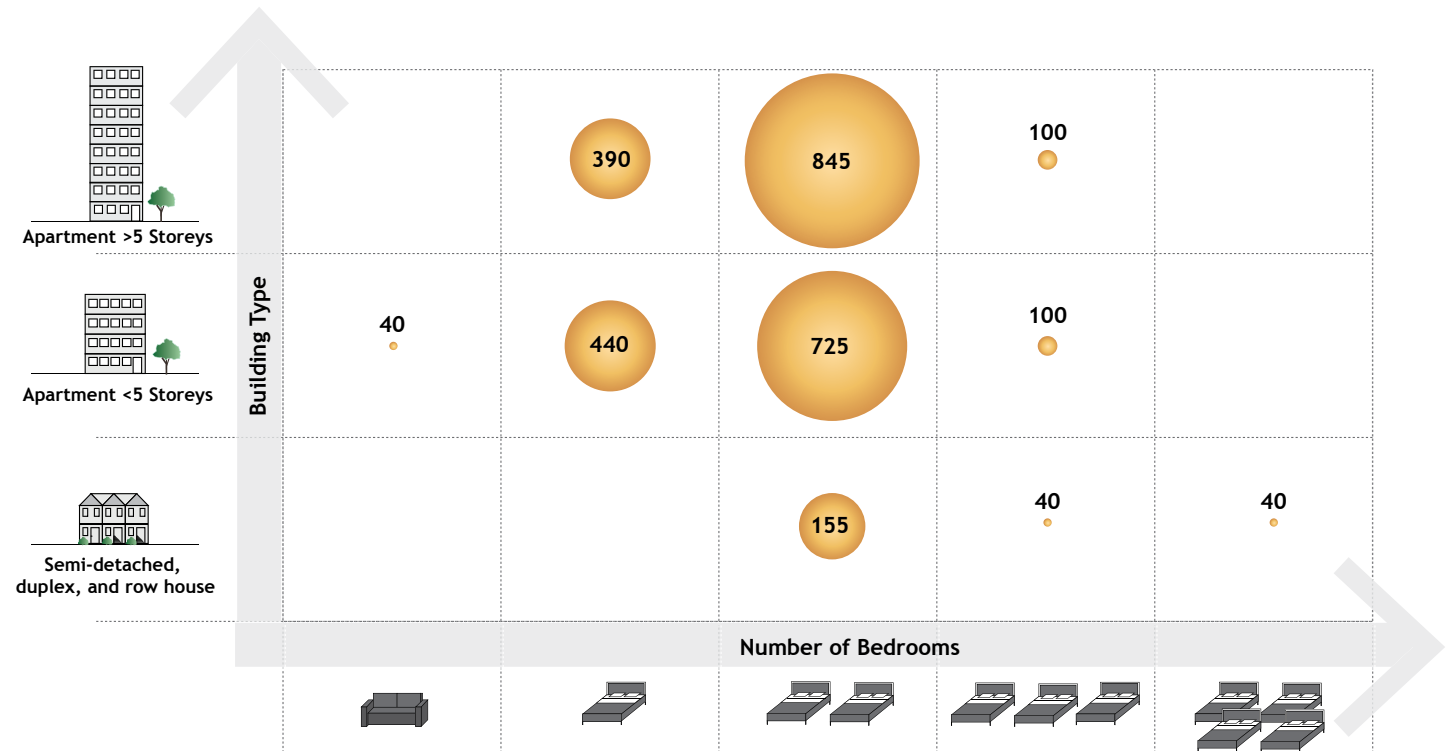
Source: 2011 National Household Survey and 2016 Census of Population, Statistics Canada

Note: Housing counts above exclude single detached dwellings

Dwelling Units by Building Type

More than half (60%) of all occupied dwellings in False Creek South are two bedroom units. Approximately, 1,570 units (91%) out of the total two-bedroom units exist in mid- or high-rise apartments. One bedroom units existing in mid- or high-rise apartments is the next most common unit type with 830 units (29%). Only 10% of all occupied units consist of 3 bedrooms or more in False Creek South compared to 33% of all occupied units city-wide.

Total Occupied Dwelling Units by Building Form

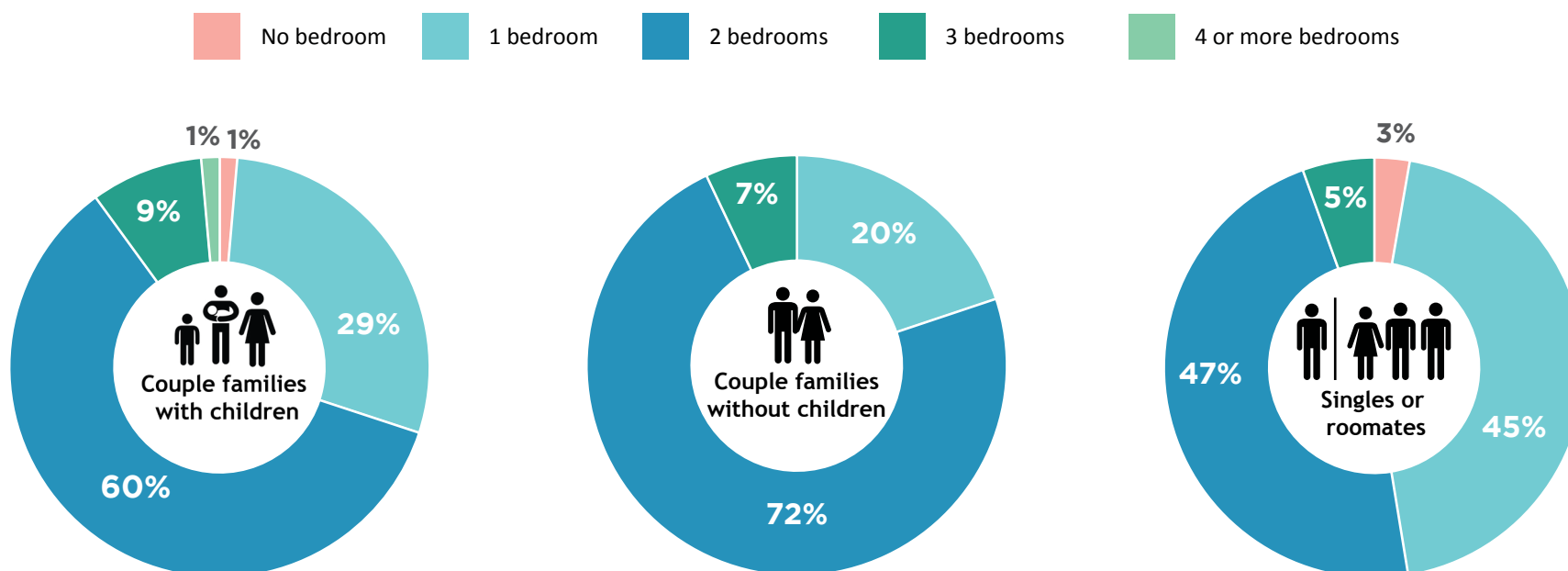


Source: 2011 Statistics Canada Census

Number of Bedrooms and Household Type

The majority of families in False Creek South live in 2 bedroom units. The majority of these households are couples without children. These households have limited options to downsize into smaller units given that 1 bedroom units make up less than half (29%) of all occupied dwellings in False Creek South.

Total Dwelling Units by Unit Type

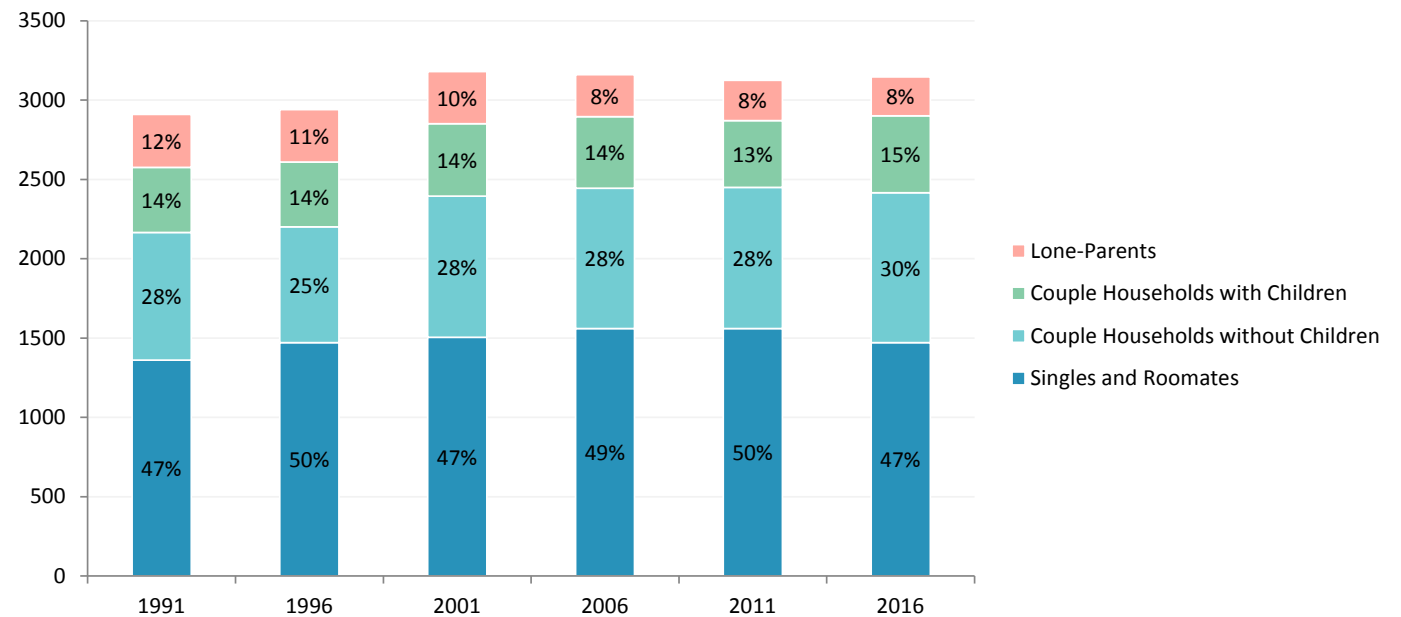


Source: 2011 National Household Survey, Statistics Canada

Household Types Living in False Creek South

The mix of household types in False Creek South has not varied considerably in the last 25 years, which is reflective of a constant unit mix, as a result of no new housing being built since the 1990s.

Mix of Household Types

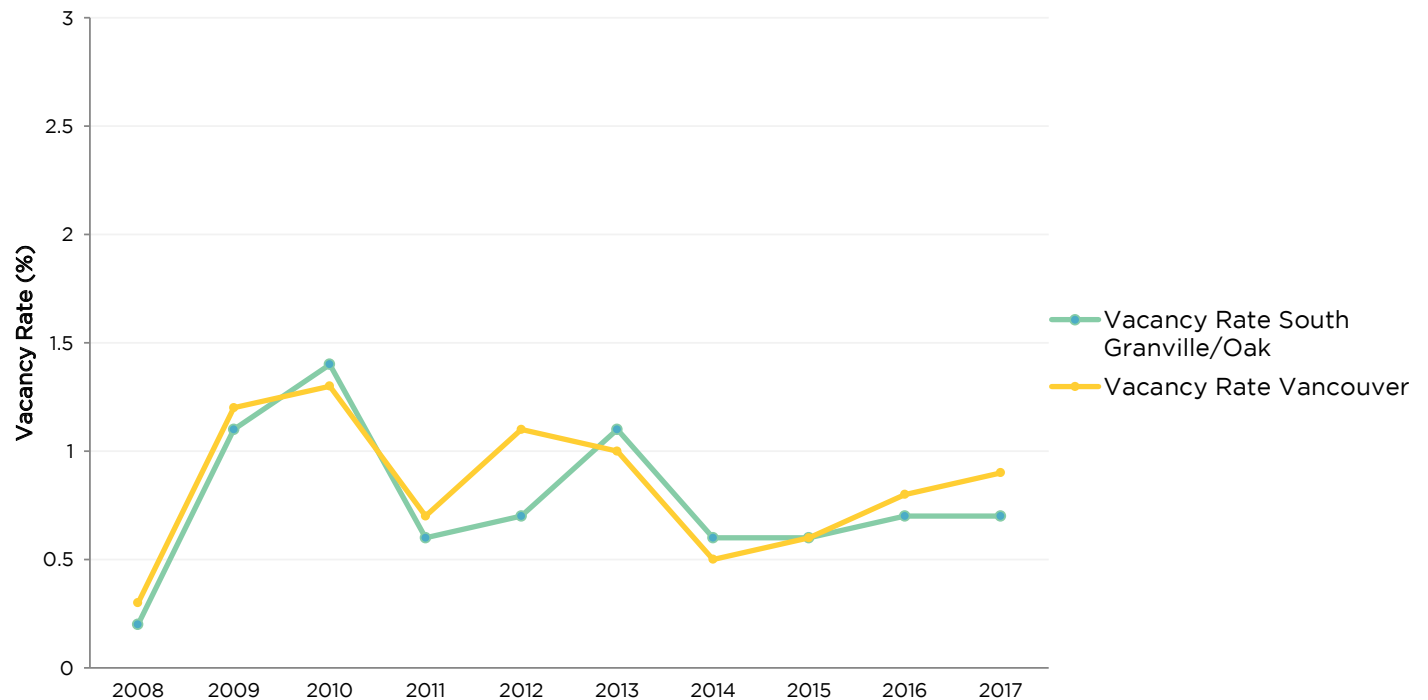


Source: 2016 Statistics Canada Census

Market Rental Vacancy Rate

In 2017, the market rental vacancy rate for the South Granville/Oak market rental zone encompassing False Creek South was 0.7%. From 2008 to 2017 the vacancy rate averaged 0.77%, which was slightly lower than Vancouver overall at 0.83%.

The vacancy rate in the City of Vancouver and the South Granville/Oak has remained below 2.0% over the last 10 years fluctuating as low as 0.2% in 2008 and as high as 1.4% in 2010. A vacancy rate of 3-5% is considered to be a healthy balance between supply and demand.



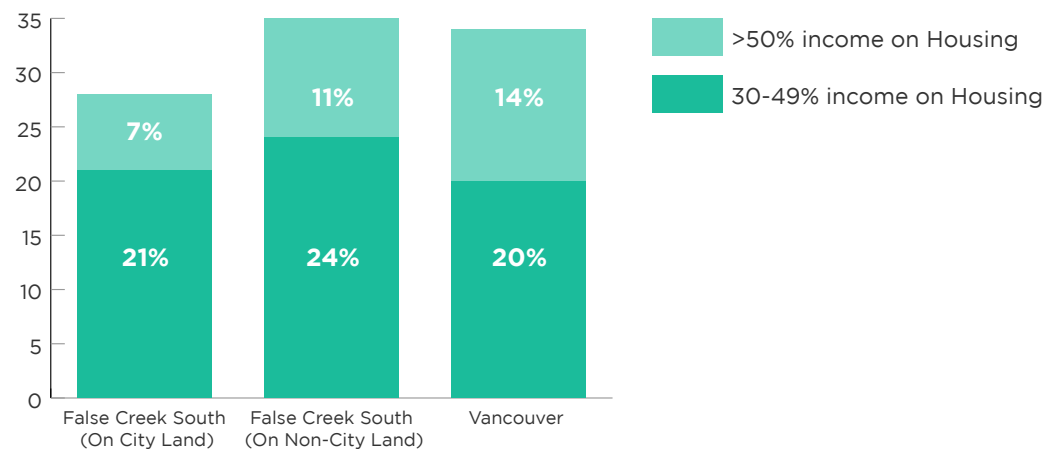
Source: CMHC Market Rental Survey 2017

Affordability

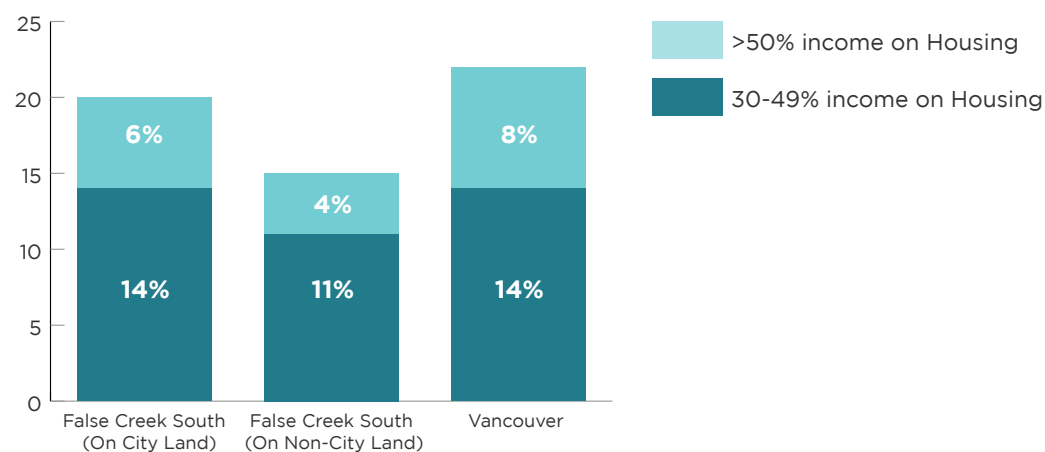
In False Creek South on City land, 28% of households that rent their dwellings spend more than 30% of their income on housing, compared to 35% of households that rent in False Creek South on non-City land. The percentage of renter households spending more than 30% of their income on housing in False Creek South on non-City land is almost the same as the percentage of renters doing so city-wide.

In False Creek South on City land, 20% of households in strata leasehold units spend more than 30% of their income on housing, compared to 15% of households that own in False Creek South on non-City land. The percentage of owner households spending more than 30% of their income on housing in False Creek South on either City land or non-City land is less than owner households doing so city-wide.

Renters Spending >30% and >50% of Household Income on Housing*



Owners and Leaseholders Spending >30% and >50% of Household Income on Housing*



*According to Canada Mortgage and Housing Corporation, the cost of adequate shelter should not exceed 30% of household income.

Incomes

In False Creek South on City Land and non-City Land, the median income of all types of households is higher than Vancouver overall, except for couple families with children. The median income for all households in False Creek South on City Land is 13% higher than Vancouver and the median income for all households in False Creek South on non-City Land is 20% higher than Vancouver.

Household Incomes and Affordable Rents

Household Type	Median incomes			Rent Affordable to Median Income			FCS on City Land % Above Vancouver City-Wide	FCS on non-City Land % Above Vancouver City-Wide
	FCS on City Land	FCS on non-City Land	Vancouver City-wide	FCS on City Land	FCS on non-City Land	Vancouver City-wide		
Lone Parents	\$79,280	\$65,529	\$52,869	\$1,982	\$1,638	\$1,322	+50%	+24%
Couple Families With Children	\$104,141	\$108,416	\$111,905	\$2,604	\$2,710	\$2,798	-7%	-3%
Couple Families Without Children	\$116,302	\$119,872	\$89,887	\$2,908	\$2,997	\$2,247	+29%	+33%
Singles or Roommates	\$43,267	\$52,360	\$38,646	\$1,082	\$1,309	\$966	+12%	+35%
All Households	\$74,027	\$78,234	\$65,423	\$1,851	\$1,956	\$1,636	+13%	+20%

Source: Census 2016, Statistics Canada

NEIGHBOURHOOD CHARACTER

5



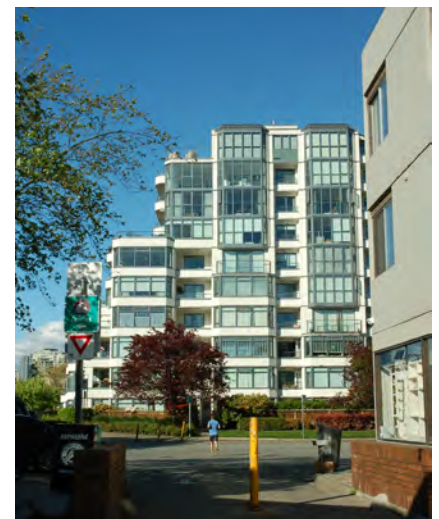
Built Form

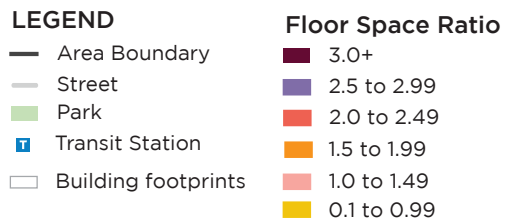
False Creek South is comprised mainly of low and mid-rise buildings. Generally, the earlier phases to the east and west of Charleson Park (i.e., Spruce and Heather Neighbourhood) have lower buildings and less density, and later phases further out have taller buildings and greater density. The tallest developments in the area are located on the far western edge of the study area, with Central 1 Credit Union at 37 metres, and Harbour Cove at 35 metres.

False Creek South was designed to create neighbourhood enclaves, with residential uses separated from one another by swaths of non-residential land comprised of parks, schools, major pedestrian streets, and commercial uses.

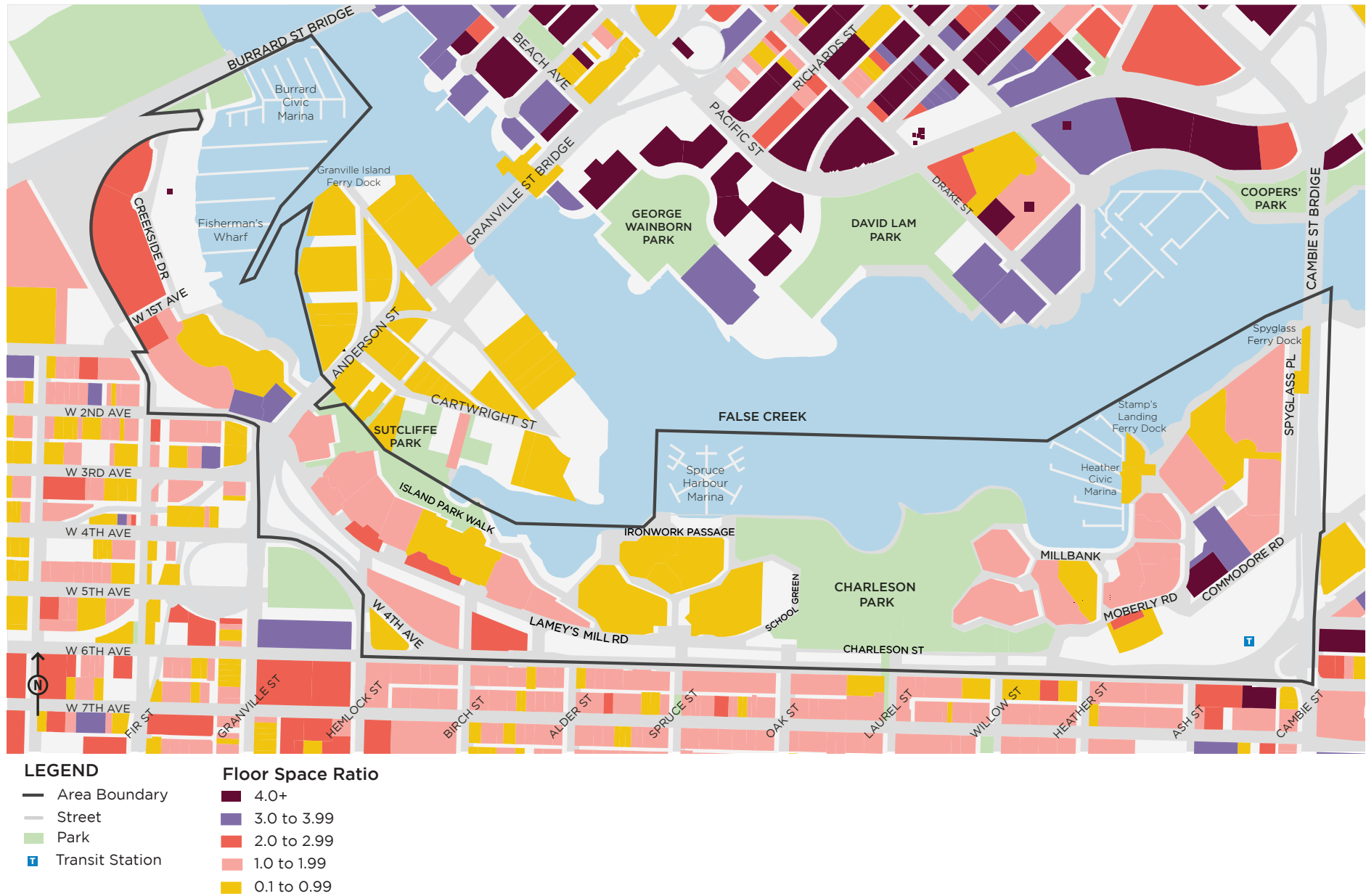
Neighbourhoods are shaped to be elliptical with courtyards in the centre, with the length never more than twice the width. These courtyards are important to the identity of the area, and provide pathways for accessing amenities.

The design principles of the era theorized by authors such as Jane Jacobs and Christopher Alexander are embedded throughout the neighbourhood, with buildings that provide opportunities for socialization and a sensitive scale. Integration with nature assists in providing opportunities for both residents and non-residents alike to be active and healthy. A mixed-use form of development contributes to the walkability of the area, with retail areas such as Granville Island and Olympic Village within close proximity.

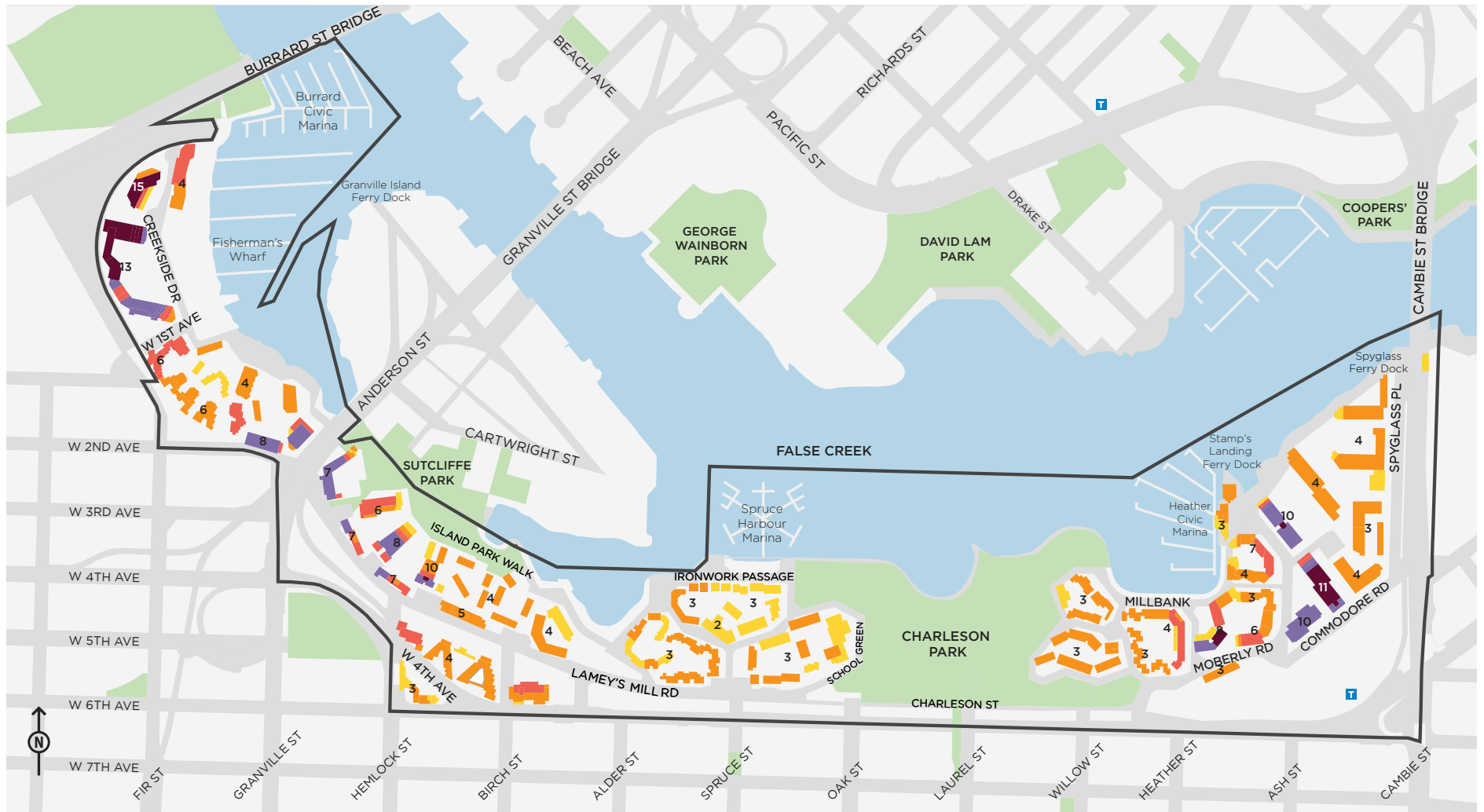




Floor Space Ratio (Surrounding Context)



Building Heights (Number of Storeys)



LEGEND

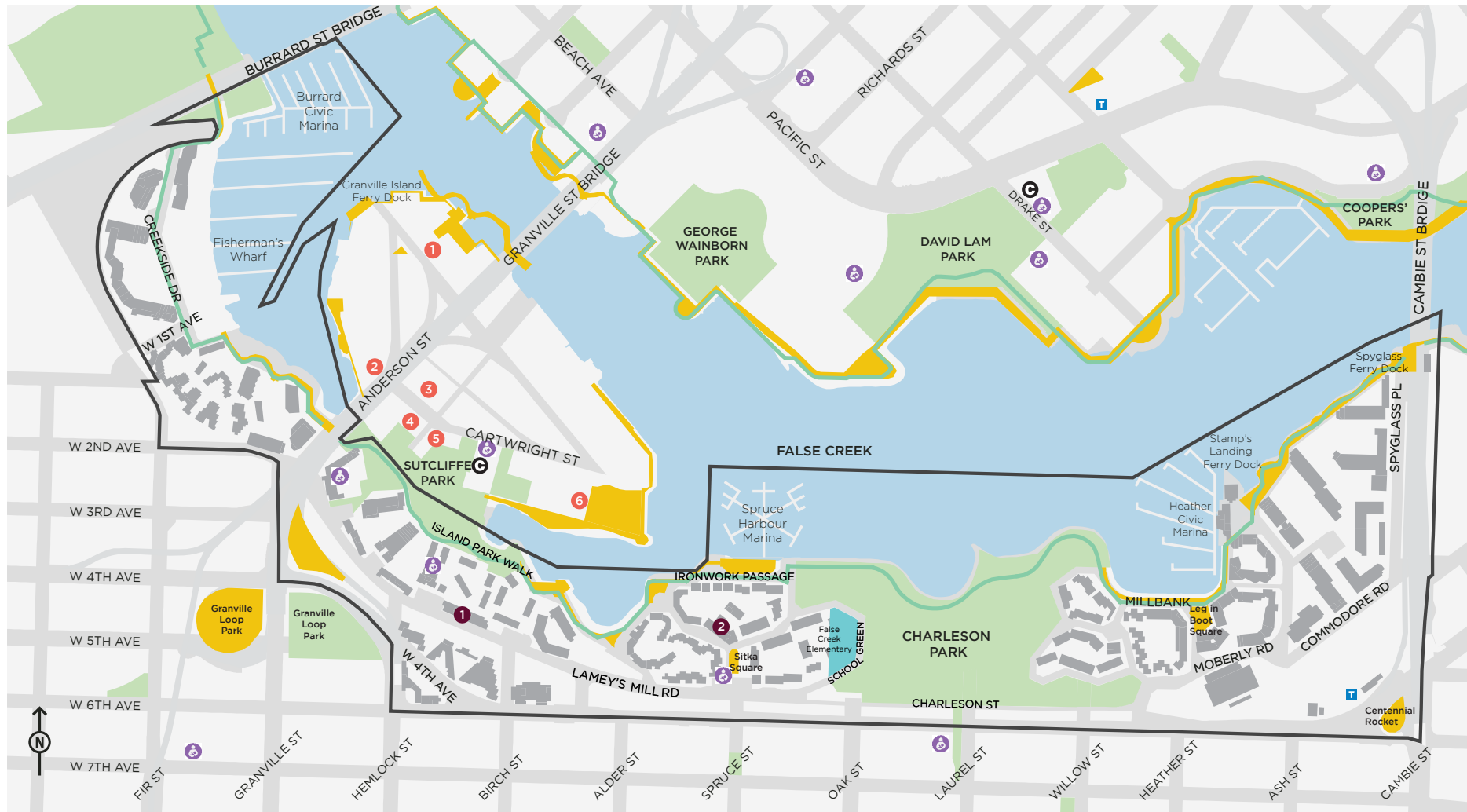
- Area Boundary
- Street
- Park
- Transit Station

Building Height

- 27.01+ metres
- 21.01 to 27.0 metres
- 15.01 to 21.0 metres
- 9.01 to 15.0 metres
- Under 9.0 metres

Note: Numbers indicate building height in storeys

Public Amenities



LEGEND

- Area Boundary
- Street
- Park
- Ⓜ Transit Station
- Building Footprint

Public Amenities and Open Spaces

- Seawall
- Public Open Spaces
- Ⓜ Community Centre
- Ⓜ Childcare
- Special Needs Residential Facility (SNRF)
 - 1. Broadway Lodge
 - 2. False Creek Residences
- School - Public

- Cultural Amenity
 - 1. Granville Island Market
 - 2. Improv Centre
 - 3. Carousel Theatre
 - 4. Waterfront Theatre
 - 5. The fishbowl
 - 6. Performance Works

Community amenities such as childcare facilities, community spaces, indoor arts and culture spaces, and recreation facilities are essential in realizing the vision of a healthy, connected, and complete neighbourhood. A variety of community amenities are currently situated both within False Creek South (FCS) as well as just outside the area boundaries in neighbouring communities, including a school, licensed childcare and some special needs residential facilities. A wealth of cultural, social and recreational opportunities are situated in the western portion of FCS on Granville Island, including the False Creek Community Centre. The eastern portion of FCS has somewhat less access to the same types of community amenities.

TRANSPORTATION

6



Transportation Network

The transportation network in False Creek South has been built around many of the unique features of the neighbourhood such as False Creek and the former CP right-of-way. Along the waterfront, the Seaside Greenway (Seawall) is a popular route for people walking and cycling and provides strong connections to community amenities and public spaces. Other walking and cycling routes within the neighbourhood help complete the network and provide options for people making recreational and commuter trips.

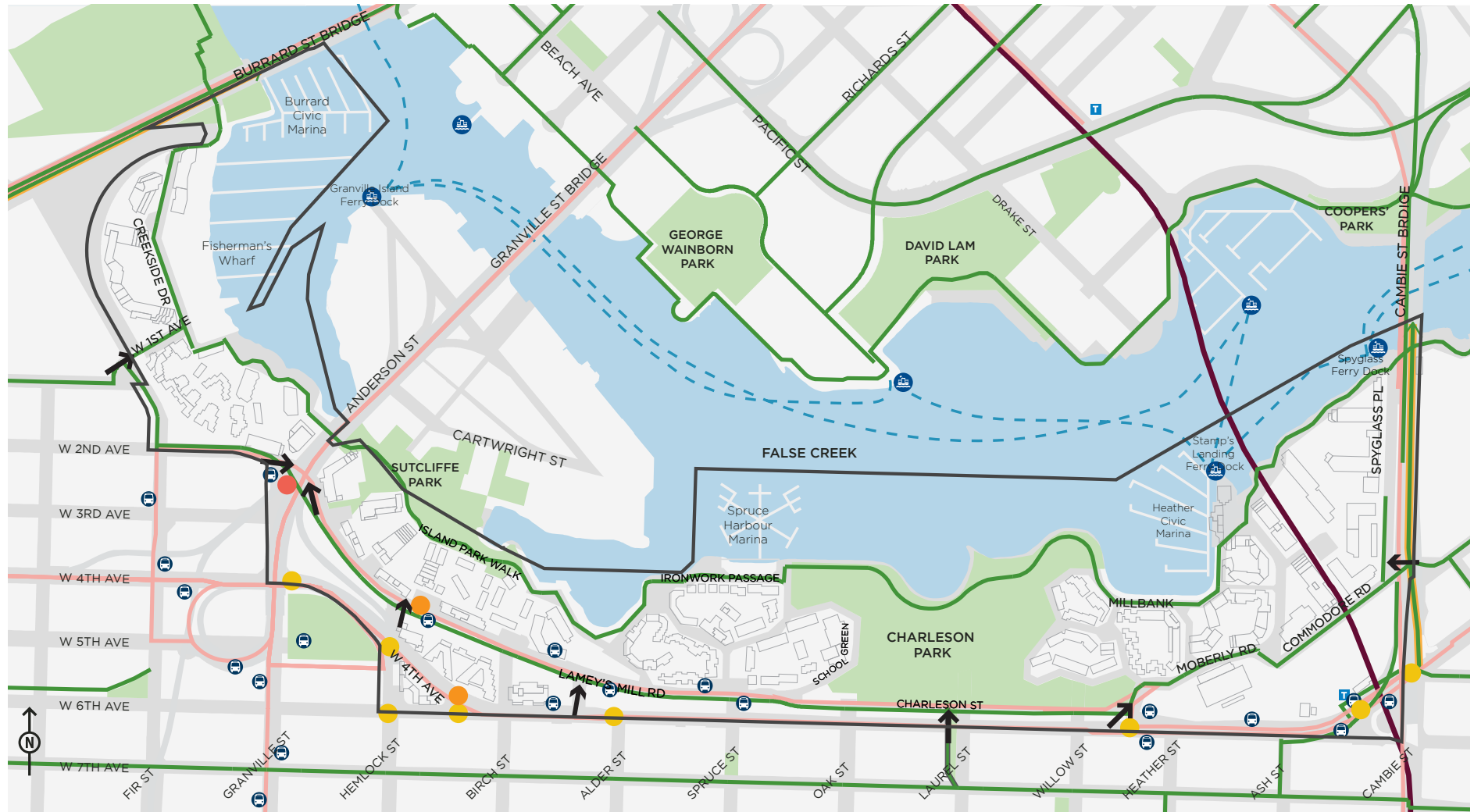
Similarly, local transit like the number 50 and 84 buses provides local service while the Canada Line and 99 B-Line on Broadway provides rapid transit service to other parts of the city and region.

Water transportation is one of the unique transportation options available to False Creek South. Private ferries provide service along and across False Creek. The waters are also active with people boating, kayaking, canoeing and more!

Given the location of False Creek South, traffic calming has been implemented in many parts of the neighbourhood to maintain vehicle access to residents and deter high volumes of vehicular traffic from travelling through a mainly residential neighbourhood.



Mobility and Access



LEGEND

- Area Boundary
- Street
- Park
- Ⓣ Transit Station
- 🚌 Bus Stops

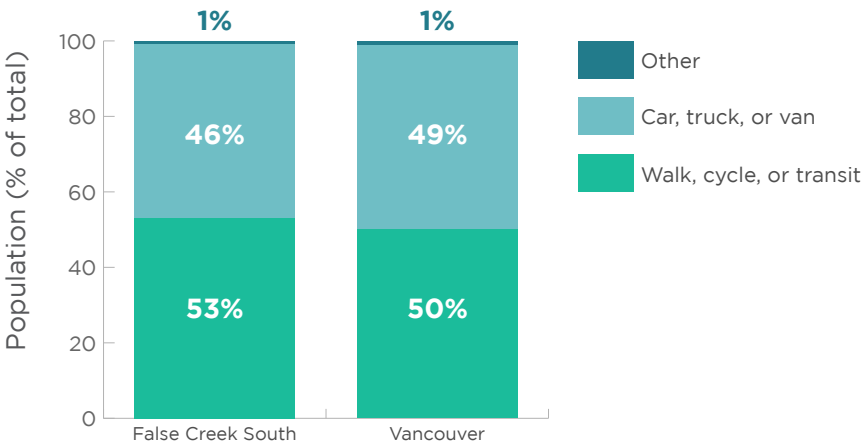
Mobility and Access

- Canada Line
- Bus Routes
- Bikeways
- - - Ferry Routes
- Fully Actuated Signal
- Pedestrian Actuated Signal
- Semi Actuated Signal
- ➔ Access Points

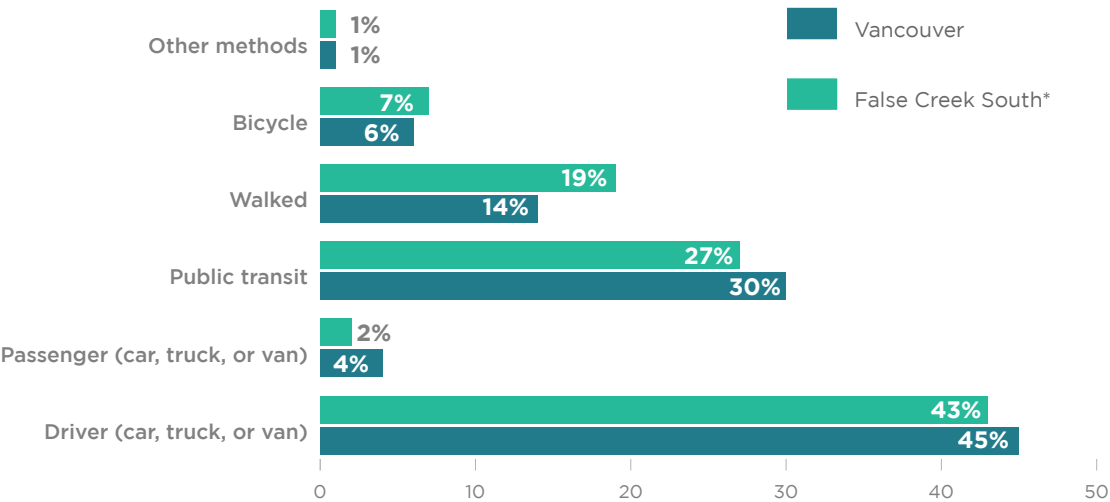
Sustainable Transportation

The percentage of the population in False Creek South* travelling to work via a sustainable transportation mode is greater than the city of Vancouver. In False Creek South, 53 percent of trips to work are taken by walking, cycling, or transit, compared to the city at 50 percent. A larger percentage of the population in False Creek South, walk and cycle to work compared to the city overall.¹

Sustainable Transportation Mode to Work



Commuting to Work



* Based on Census Tract 0049.02

Source: Census 2016, Statistics Canada