

# FALSE CREEK SOUTH

TOPIC WORKSHOP 1: HISTORY + CONTEXT



Saturday, November 25, 2017 | False Creek Elementary School 1 - 4 PM

# TODAY'S OUTLINE

1. Welcome + Introductions
2. Background + Role of the Workshops
3. Video + Icebreaker
4. False Creek South Historical Context –  
Presentation + Discussion
5. False Creek South Over Time –  
Presentation + Discussion

1



Welcome

## **Introductions: False Creek South Team**

- Neighbourhood Planning (Planning + Technical Team)

## **Parallel Work Streams:**

- Resident Protection and Retention Plan (Planning)
- Lease Discussions (REFM/Community Services/Business Planning)

# FALSE CREEK SOUTH

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

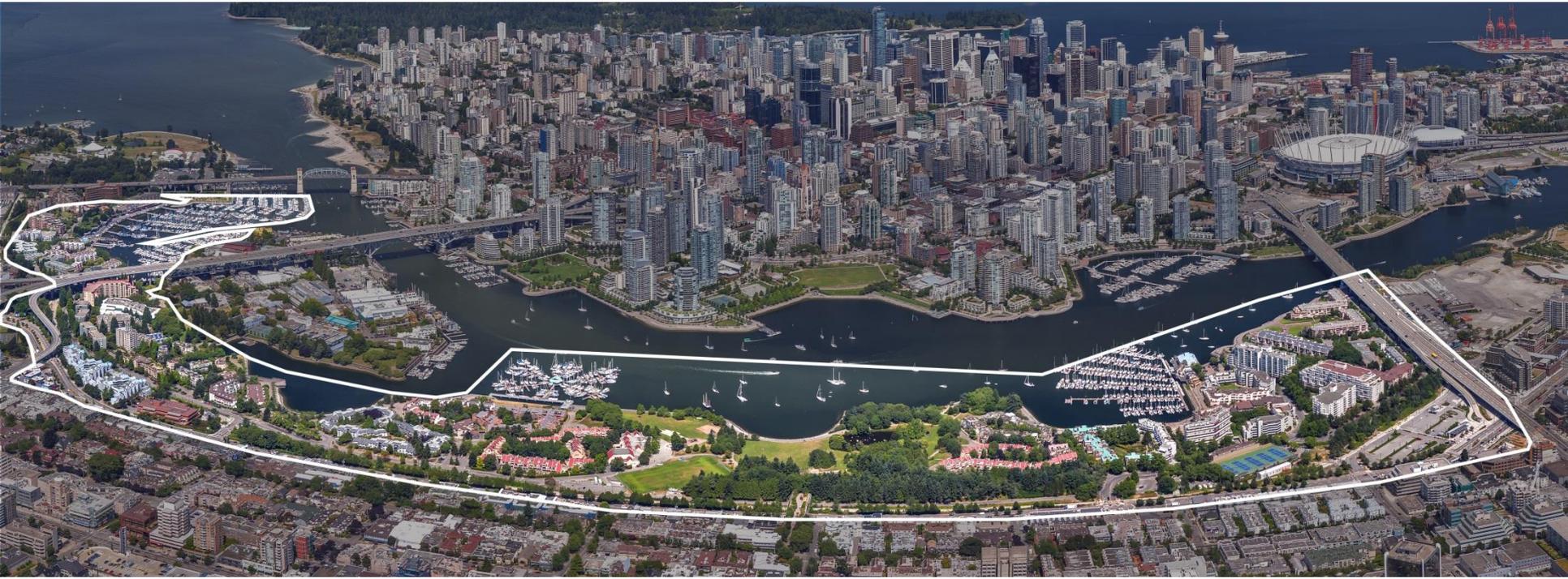
- Mission is to create a dialogue with the City of Vancouver to establish a process to preserve and enhance the False Creek South community beyond lease end, enabling the community to evolve and diversify in a way that is sustainable for existing residents and the City of Vancouver.

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**Background  
+ Role of  
Workshops**

# FALSE CREEK SOUTH



# FALSE CREEK SOUTH

## Engagement Principles

- A successful **vision** will be one that is developed in consultation with the FCS residents, businesses, and the public of Vancouver.
- The City will demonstrate **leadership** in advancing Council policies, civic objectives and goals through its ownership interest, including environmental, economic, and social sustainability, urban design, cultural values, public engagement, active transportation, healthy city and reconciliation goals.

\*\* See False Creek South webpage ([www.vancouver.ca/FCS](http://www.vancouver.ca/FCS)) for complete list of Engagement Principles

# FALSE CREEK SOUTH

## Phase 1 Planning Goals

- Draft Community Planning Principles
- Phase 1 Plan for “Community Edge”
- Develop a Resident Protection and Retention Plan



# FALSE CREEK SOUTH

## Role of the Workshops

We Are Here



**STEP 1:**  
PRINCIPLES +  
FRAMEWORK

March 2018

**STEP 2:**  
UPDATE ON  
DIRECTIONS

July 2018

**STEP 3:**  
DRAFT  
PLAN

Fall 2018

**STEP 4:**  
FINALIZE  
PLAN

2019

# FALSE CREEK SOUTH

## Role of the Workshops

### STEP 1:

PRINCIPLES +  
FRAMEWORK

**False Creek South  
Launch:**  
High Level Issues/  
Aspirations



**Workshops:**  
Neighbourhood  
“Values” &  
Issues/Ideas



**Drafting**

**July 2018**  
Update on  
Directions for  
Plan  
Exploration

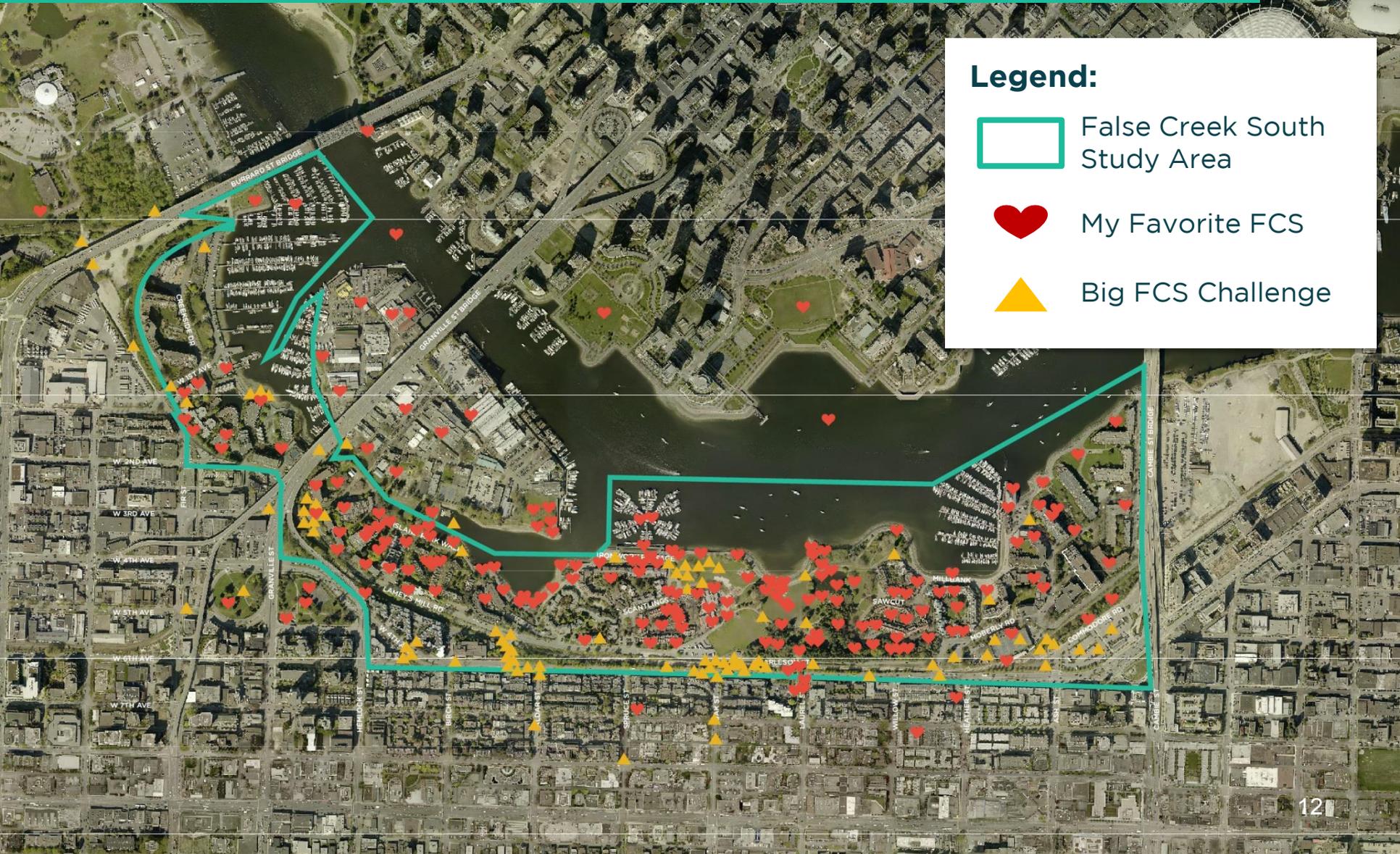


### MATERIALS ONLINE

Summaries from workshops + draft principles / framework

# FALSE CREEK SOUTH

## Asset Map



### Legend:

-  False Creek South Study Area
-  My Favorite FCS
-  Big FCS Challenge



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**Video +  
Icebreaker**

# FALSE CREEK SOUTH - VIDEO

See link for video displayed  
at workshop:

[https://www.youtube.com/  
watch?v=KFsux4a8WR4](https://www.youtube.com/watch?v=KFsux4a8WR4)

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## Historical Context

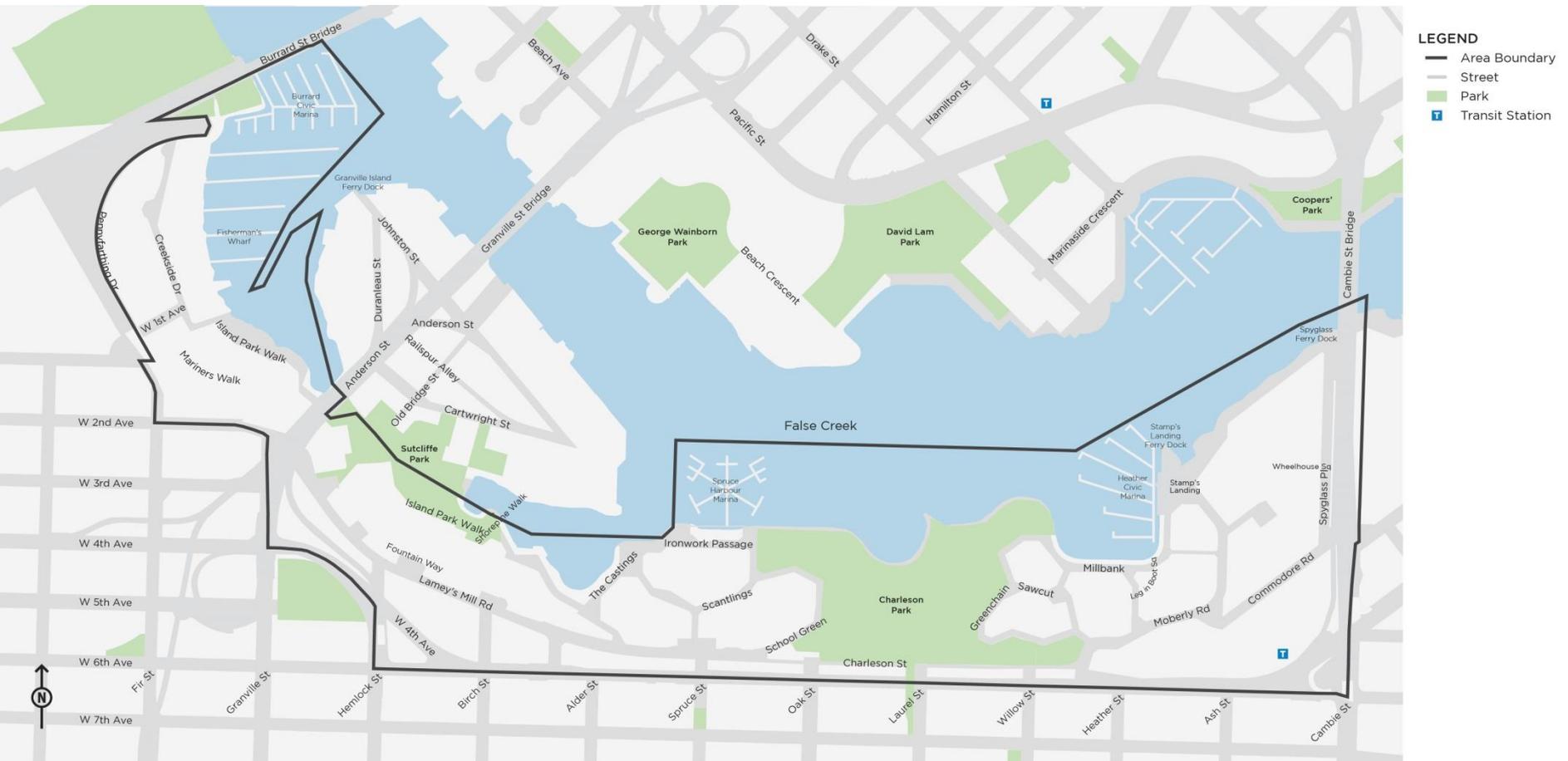


# HISTORIC CONTEXT STATEMENT

November 25, 2017

# FALSE CREEK SOUTH

The False Creek South area comprises the land between the Cambie and Burrard Street Bridges, situated on the south shore of False Creek, excluding Granville Island and the Squamish Nation lands.



# OVERVIEW

## HISTORIC CONTEXT STATEMENT AND THEMATIC FRAMEWORK

- An **Historic Context Statement** is a concise narrative document that explores the major thematic events involved in the historical development of an area.
- The False Creek South area was shaped by several major factors including: **geography**, **First Nations**, **industries**, **planning efforts**, **community**, and **character** and **design**.
- A **Thematic Framework** breaks the themes of the Historic Context Statement down into examples of local heritage sites and places of interest, each of which represent one or more of the historic themes.
- Intended to **aid in the current and future planning** for the area as part of the planning studies that are currently underway.

# FALSE CREEK SOUTH - THEMES

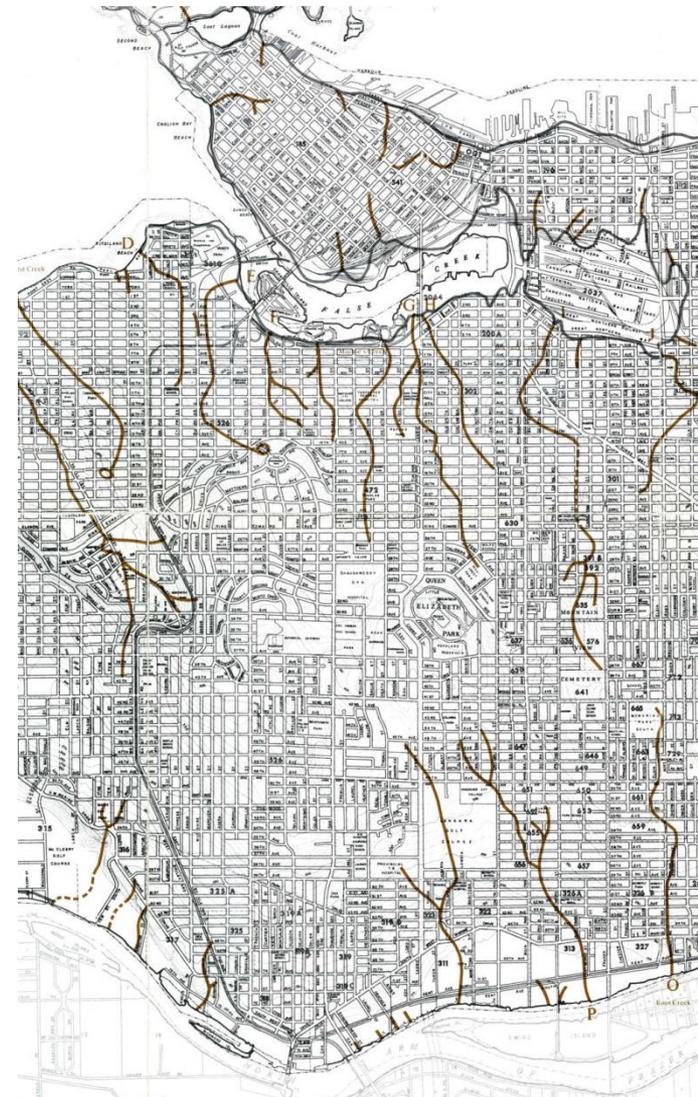
1. The False Creek Environment
2. First Nations
3. Industrial Development
4. Post-Industrial Planning
5. Community Building
6. Character + Design



# 1. FALSE CREEK ENVIRONMENT

**Unique geological, hydrological and climatic events lead to the current form of the False Creek South area, as well as its past and present patterns of development.**

- Coast Mountain area of the Cordilleran geographic region.
- Cordilleran Ice Sheet retreat over 13,000 years ago (ending the Fraser Glaciation).
- Beginning of the establishment of many contemporary plant species in the area.
- Due to shape and coastal location, the area teemed with life, including deer, elk, beaver, bears, cougars, and a variety of bird and insects





Behind L.A. Hamilton's campsite on the south side of False Creek, 1886, CVA Dist P35

## 2. FIRST NATIONS

**The area's rich and enduring history spanning more than 10,000 years encompasses deep and complex connections with Northwest Coast First Nation peoples.**

- Canada's original people inhabited and utilized the forests and shores of False Creek
- A village was established along the western edges of False Creek: sən'a?qw in hənqəminəm (Musqueam language) and Sen'ákw in Sḵwxwú7mesh (Squamish language)
- Present day Granville Island was used as a fishing area. It was part of a traditional trail network that ran from cəsna?əm to the foot of Granville Island and then on to sən'a?qw
- Beginning in 1859, the First Nations population began to decline significantly as European exploration activity increase
- A small reserve at False Creek was established in 1869; between 1899 and 1965 residents of the reserve were coerced to leave and land was confiscated
- 4.2 hectares were returned to the Squamish in 2002.



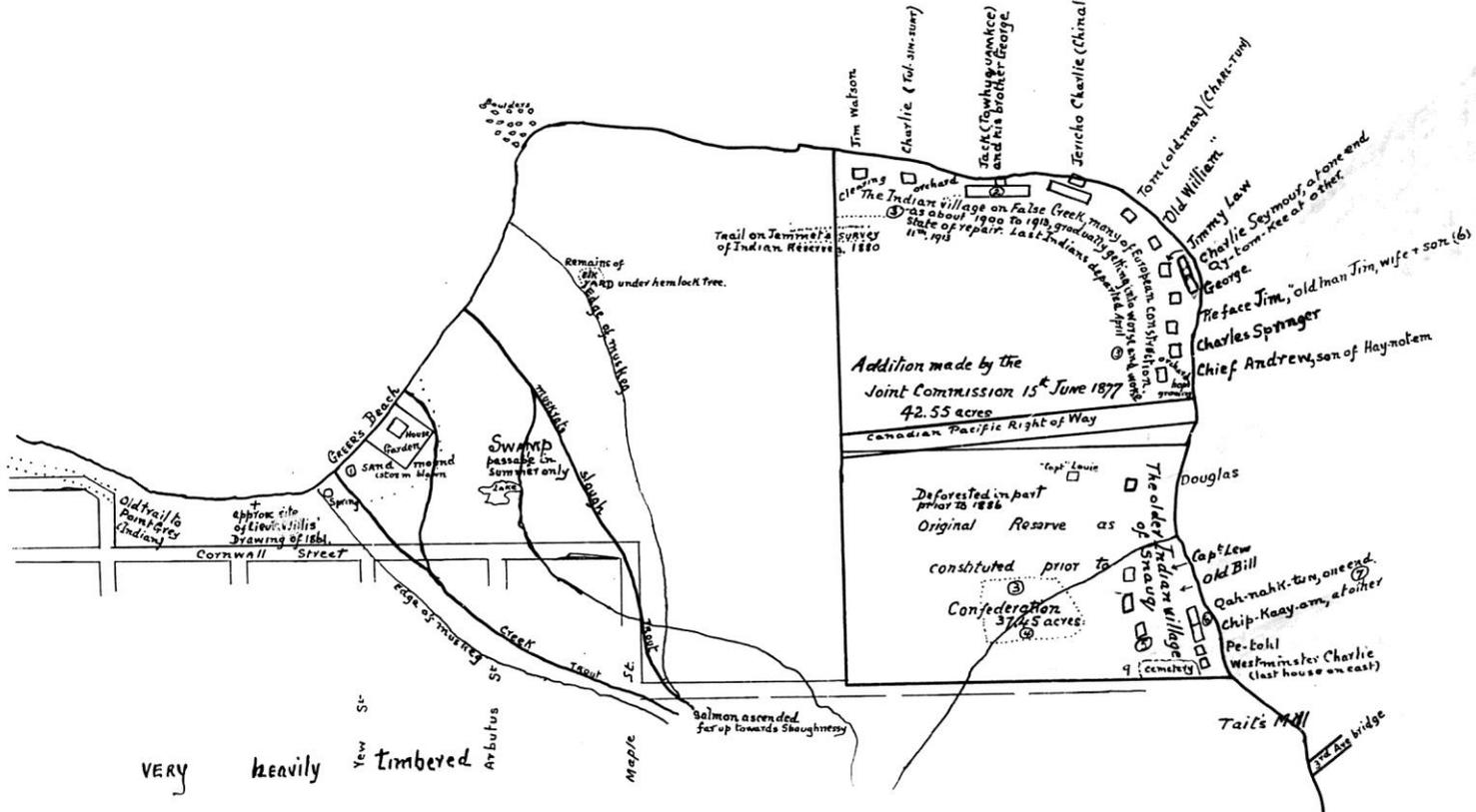
Group near Kitsilano Reserve, 1891, CVA In P1.1



Kitsilano Reserve, circa 1907, CVA 1376-203

**FALSE CREEK INDIAN RESERVE**  
 BURRARD INLET  
 B.C.

Scale Six chains to an inch.



**LEGEND**

1. Chillahminst, son of Chillahminst, born in father's hut at this spot 'about 1865-70
2. Confusion as to its location, or there may have been two at different times. Chip-Kaay-am, (good Chief George), brother to Chief Heah-lah-nah, and his brother-in-law, Hay-not-em, built a great pot-latch house, 150 feet long, of slabs, etc, but it had a low roof with a peak in centre. Indian design.
3. Orchards gone to ruin about 1900. Three of them
4. Orchard and garden - abandoned
5. Approx. location several dwellings erected very early
6. The last Indians to leave, Apr. 11, 1913.
7. Erected by Chip-Kaay-am, good Chief George, 1 x 12 plank, peak roof, plain floor with holes in it for hearth fires. Building 150 feet long, European design.
8. In front, on the beach nearby, was, originally, Chip-Kaay-am's original Indian home, the first at Snaug; built before the white men came, when Chip-Kaay-am established the village of Snaug. The walls of this habitations were cedar slabs, split, and laid horizontally, and laced to poles, one sloop roof - open fires. Size of big - 90 ft long, 40 feet wide, 12 feet high in front; low at back, big beams and posts of round tree trunks. It was torn down when No. 2, see above, was built and the lumber used for firewood.
9. The last burial in this cemetery which was between Fir and Pine St is believed to be one which took place in 1907 (See H.A. Bembow in "Early Vancouver" Vol. 3)

I drew this about 1937  
 J. S. Matthews  
 Feb 6<sup>th</sup> 1947

# 3. INDUSTRIAL DEVELOPMENT

**Early industrial development in False Creek South significantly impacted the development of the area as well as the economy and settlement of Vancouver as a whole.**

- False Creek was an ideal location for the establishment of industry due to easy access to English Bay and the Salish Sea
- Businesses filled the shoreline with industries, from sawmills to brick plants; competition for waterside property became intense
- In 1915, a 14-hectare reclamation project in False Creek was approved; dredging fill from surrounding waters to make Granville Island and much of the FCS neighbourhood
- Following World War II, False Creek's industries began to decamp to massive suburban industrial parks



View of Leamy and Kyle Sawmill looking east from the foot of Ash Street, 1890, CVA Mi P65



Industry on Granville Island (right) and along False Creek South waterfront (left), 1928, CVA Wat N62.1



Logs in False Creek, circa 1940s, *Vancouver Sun* Files, courtesy John Mackie

# 4. POST-INDUSTRIAL PLANNING

**Planning of the area following the industrial era encompassed the post-war boom years to the construction of the seawall in the 1970s.**

- Debates on the future of False Creek
- The concept of future, adjacent residential neighbourhoods was unfathomable due to log booms, sewer discharge, noise from factories, trains, bridges and roads
- Eventually, land swaps were negotiated that resulted in the City of Vancouver acquiring nearly all of the waterfront land
- The City undertook a planning program and a new development plan was established that featured residential and recreational uses
- Construction on the waterfront seawall began in 1973



False Creek South, 1973, CVA 800-0874



False Creek South, 1974, CVA 800-0930



False Creek South with new waterfront seawall, 1975, CVA 800-1324

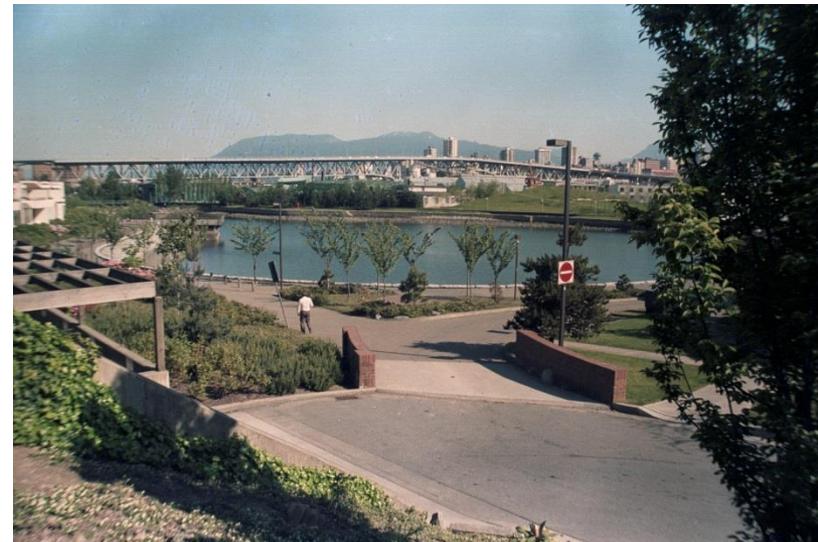
# 5. COMMUNITY BUILDING

**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



Island Park Walk along False Creek South, 1986, CVA 775-64.3

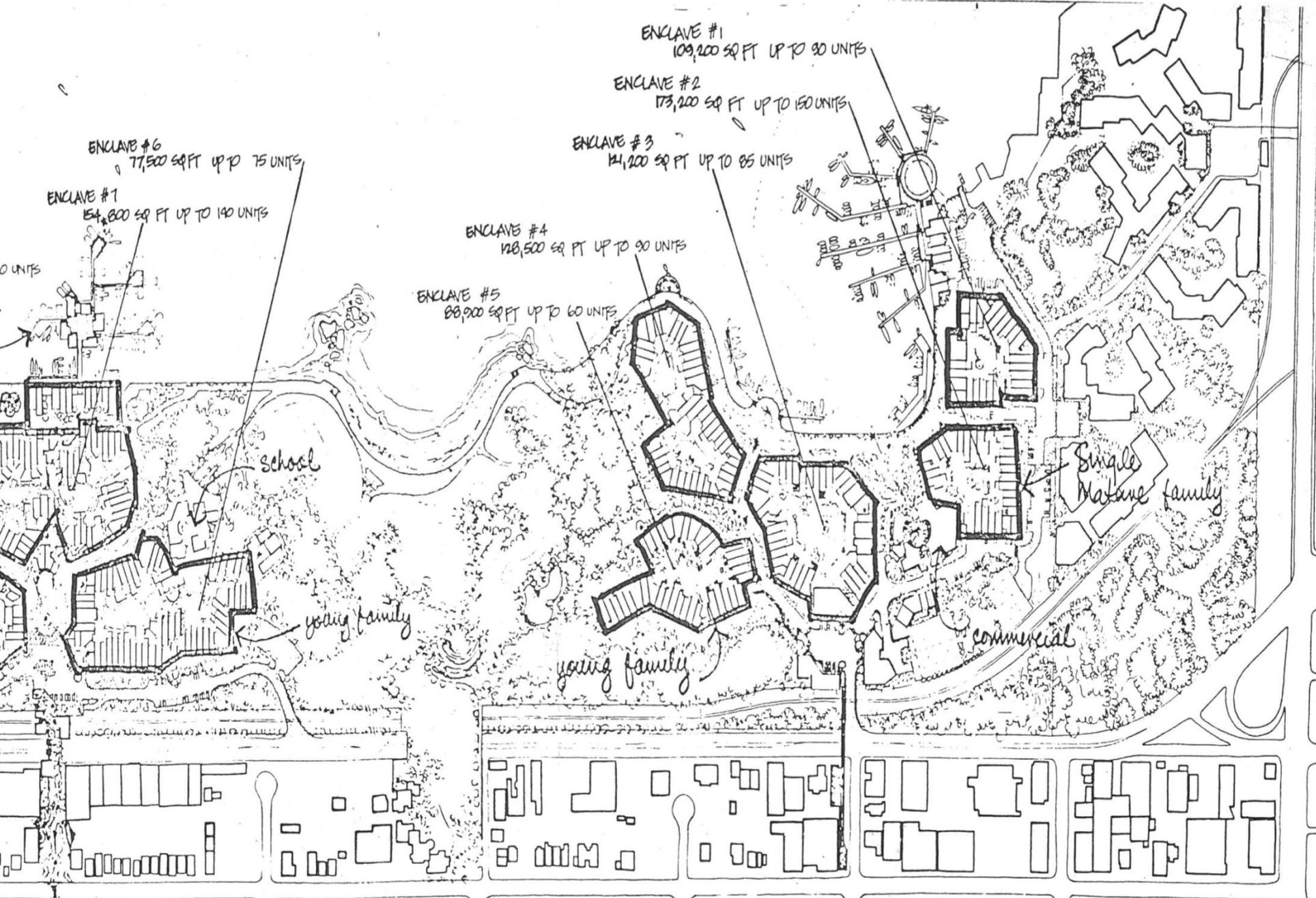
## 6. CHARACTER + DESIGN

**Cohesive building design, with plenty of surrounding green space, townhouse clusters and mid-rise apartment towers represent best-practice building typologies of the 1970s and 1980s**

- Christopher Alexander's human-centred models challenged traditional forms of development
- Siting of lower forms near the waterfront preserved mountain views.
- The meandering streets of False Creek South, along with the plazas, seawall, and parks, together comprise the village-like atmosphere of the area
- Village character of False Creek South remains contemporary and relevant to best-practice planning schemes of the twenty-first century.



Shoreline Walk, 1983, CVA 780-499



Map of then-proposed enclaves, *False Creek Area 6 Proposal*, Thompson Berwick, Pratt & Partners, 1972

# THEMATIC FRAMEWORK

**This chart summarizes the themes and suggests sites in the study area that are representative of the respective themes.**

- The site lists are not exhaustive, but are meant to provide a starting point for a planning exercise that identifies sites with potential heritage value within the study area.

THEME	SUMMARY	REPRESENTATIVE SITES
1. The False Creek Environment	Due to its shape and its coastal location, the False Creek area teemed with life, including deer, elk, beaver, bears, cougars, and a variety of bird and insect life. The contemporary landscape of the False Creek South area includes mature street trees, which provide a distinctive canopy, parks, and the seawall, which celebrates the water.	<ul style="list-style-type: none"> <li>• Historic shoreline</li> <li>• Escarpment/berm</li> </ul>
2. First Nations	First Nations settlements have existed along False Creek for millennia and the waterway and surrounding land were used for resource gathering and transportation. European exploration and eventual settlement displaced the First Nations population.	<ul style="list-style-type: none"> <li>• Ancient sen'a?qw/Sen'ákw village (Musqueam/Squamish)</li> <li>• Archaeological site DhRs-18</li> </ul>
3. Industrial Development	Industry arrived in the False Creek area early in the days of Vancouver's incorporation, recognizing its easy accessibility to English Bay and the Salish Sea. The Canadian Pacific Railway constructed tracks north of West 6 <sup>th</sup> Avenue and became the major landowner of the area, leasing waterfront parcels to heavy industrial facilities.	<ul style="list-style-type: none"> <li>• Railway infrastructure, including signs, signals and tracks</li> <li>• Adjacent remnants of industrial facilities on Granville Island and in Southeast False Creek</li> </ul>
4. Post-Industrial Planning	The future of the industrial facilities lining False Creek was called into question in the middle of the twentieth century, resulting in a new plan for residential development beginning in the 1970s.	<ul style="list-style-type: none"> <li>• Waterfront seawall (including steep slope down to water)</li> <li>• Street naming conventions (with industrial references)</li> </ul>
5. Community Building	New, participatory community planning methods were employed by the progressive civic administration of the early 1970s in order to ensure a mixture of tenure, income levels, and building/unit styles to be constructed on the site. Social and recreational outlets were central to the human-scaled development.	<ul style="list-style-type: none"> <li>• Leg-in-Boot Square</li> <li>• Charleson Park</li> <li>• Marinas</li> <li>• False Creek Elementary School</li> <li>• Playground/Dog park</li> <li>• Mixture of social and market housing</li> <li>• Interspersed commercial nodes</li> <li>• Transit, including ferry landings and #50 Translink bus</li> </ul>
6. Character and Design	Cohesive building design, with plenty of surrounding green space, add to the village-like atmosphere of False Creek South. Townhouse clusters and mid-rise apartment towers represent best-practice building typologies of the 1970s and 1980s, while some buildings are particularly notable for their avant-garde aesthetic and others for their imported architectural style.	<ul style="list-style-type: none"> <li>• Colourful townhouses on Millbank next to Leg-in-Boot Square</li> <li>• Clusters of townhouses near the waterfront</li> <li>• Taller/stepped apartment buildings further from waterfront</li> <li>• Mews, pathways, views to waterfront and North Shore</li> <li>• Landscaping, including seawall paving, benches, lighting, etc.</li> </ul>

# DISCUSSION GUIDELINES

## Guidelines for Positive Discussion

1. **Acceptance:** Suspend judgement as best you can
2. **Listening:** Respect one another, listen actively, share “airtime”
3. **Curiosity:** Seek to understand rather than persuade
4. **Diversity:** Invite and honor diversity of opinion
5. **Sincerity:** Speak what has heart and meaning
6. **Brevity:** Go for honesty and depth, but don't go on and on
7. **Depth:** Build on one another's comments; work toward shared understanding

# BREAKOUT DISCUSSION - HISTORY

1. What aspects of False Creek South's history are visible / important in the neighbourhood?
2. Is there anything missing? (i.e. ecological, indigenous, industrial, transformation/planning)



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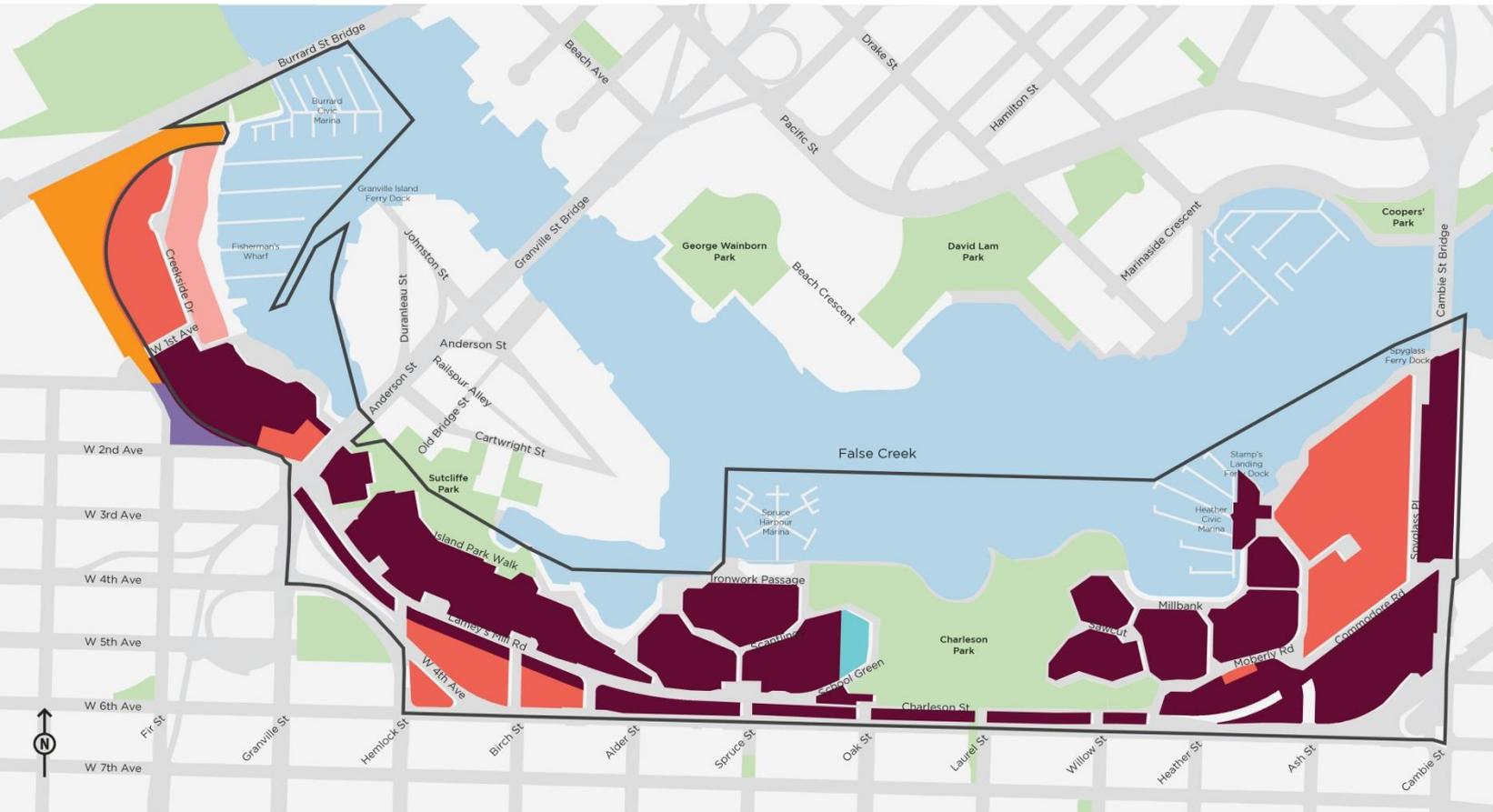
**FCS Over Time  
(1974 - Today)**

# OUTLINE

1. FCS Official Development Plan
2. FCS Neighbourhood in City + Metro Context
3. Discussion Questions

# **FCS Official Development Plan**

# LAND OWNERSHIP



## LEGEND

- Area boundary
- Street
- Park
- Transit station

## Land Ownership

- City of Vancouver
- Federal government
- Private
- Squamish Nation/  
Kitsilano Indian Reserve
- Canadian Pacific  
Railway Company
- Vancouver Board of  
Education

# FCS UNDER CONSTRUCTION

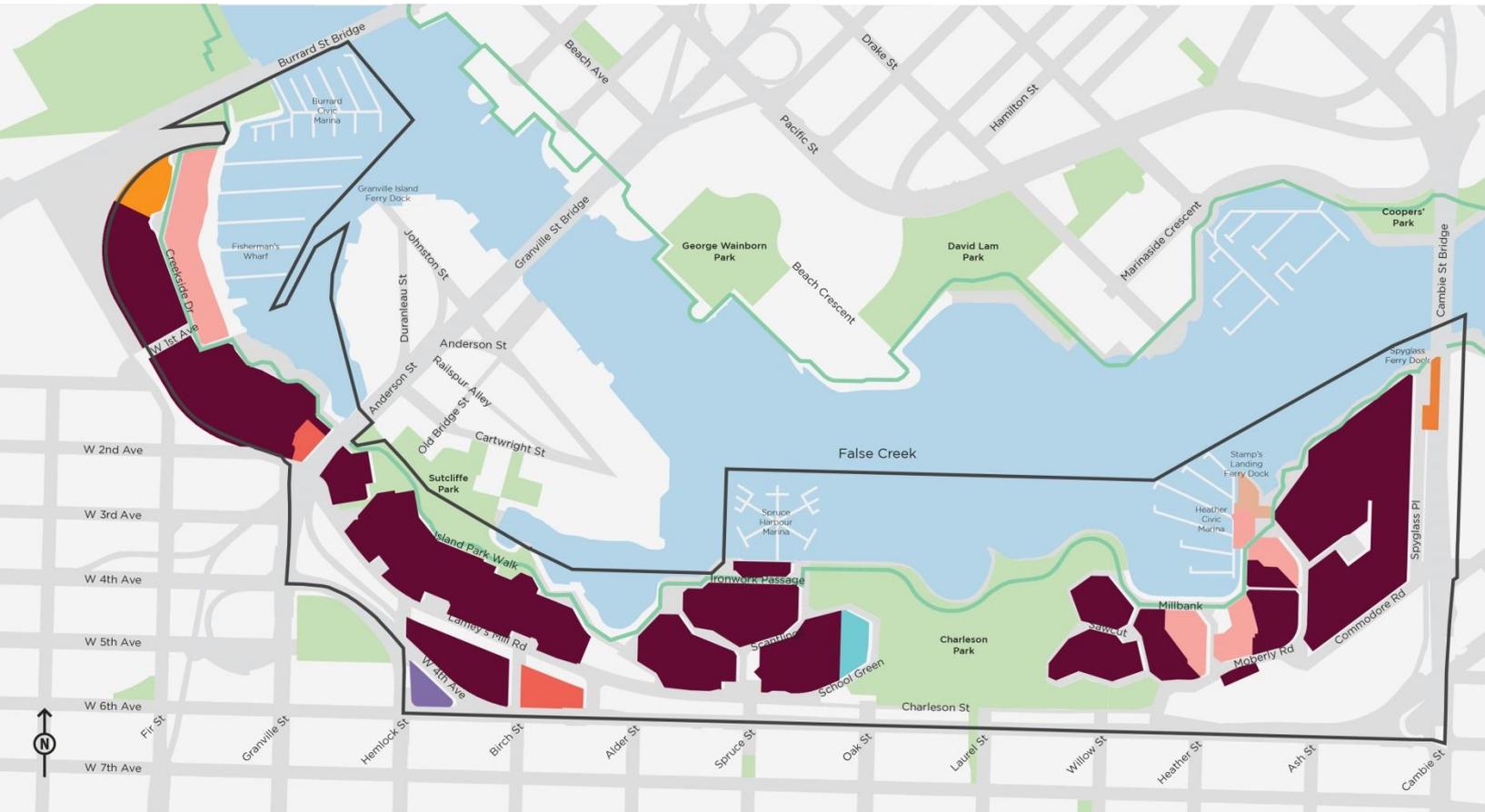


# PRINCIPLES + OBJECTIVES

## 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**

# 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

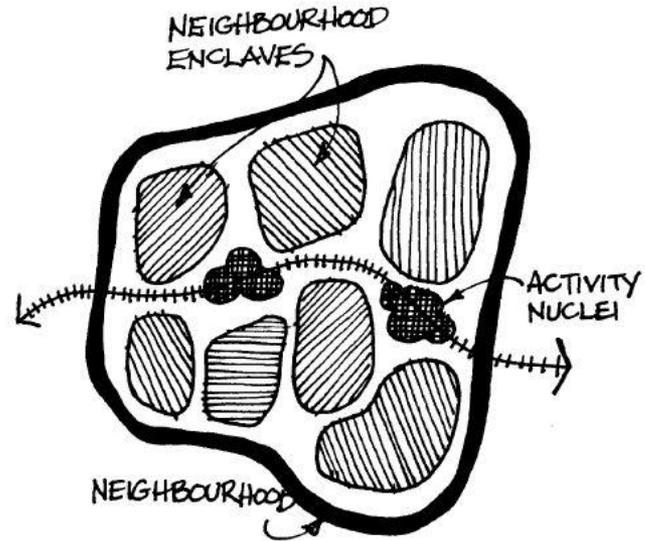
15%

Single

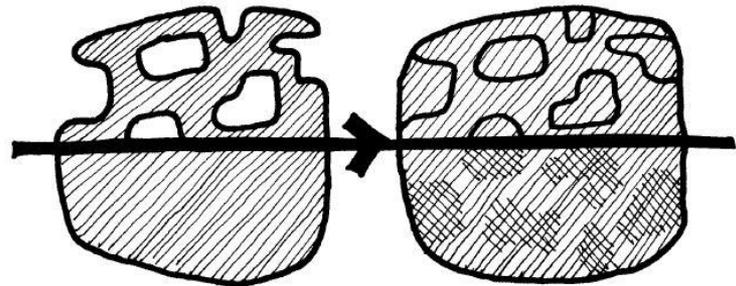
35%

# URBAN DESIGN PATTERNS

Intercommunity Public Transit



Adaptable Communities



\*Images from False Creek Official Development Plan (1974)

# **FCS Neighbourhood in City + Metro Context**

# CENSUS TRACT (0049.02)

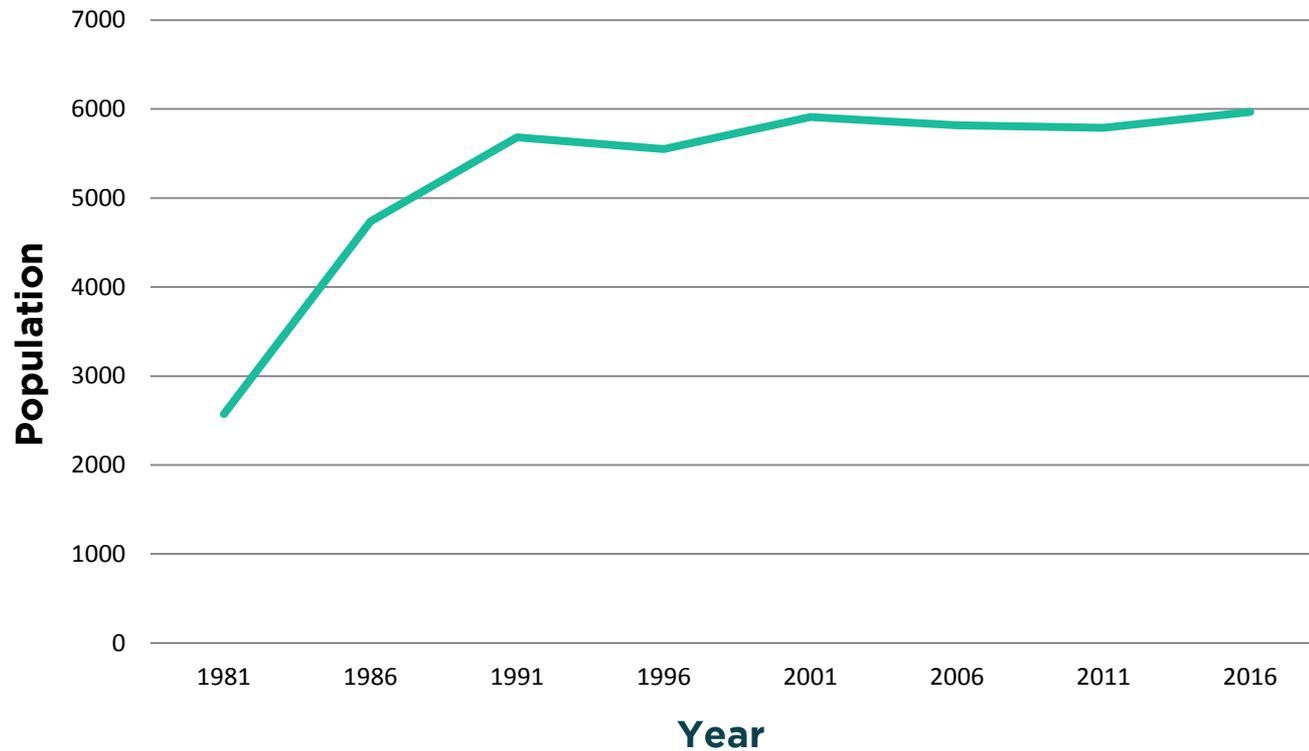


### LEGEND

- False Creek South Study Area
- Census tract (CT) 0049.02

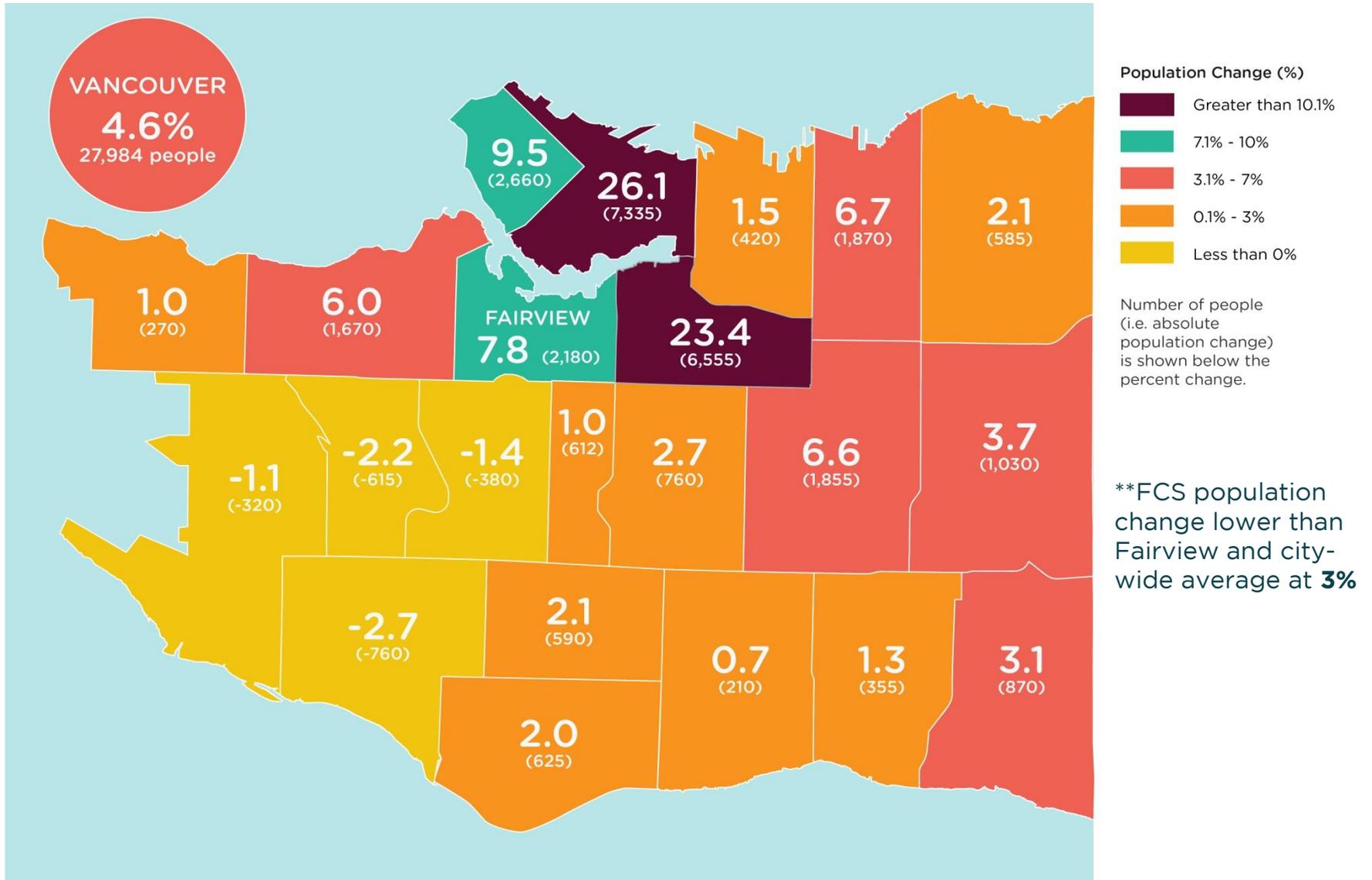
# POPULATION GROWTH

## FCS Population Growth 1981-2016



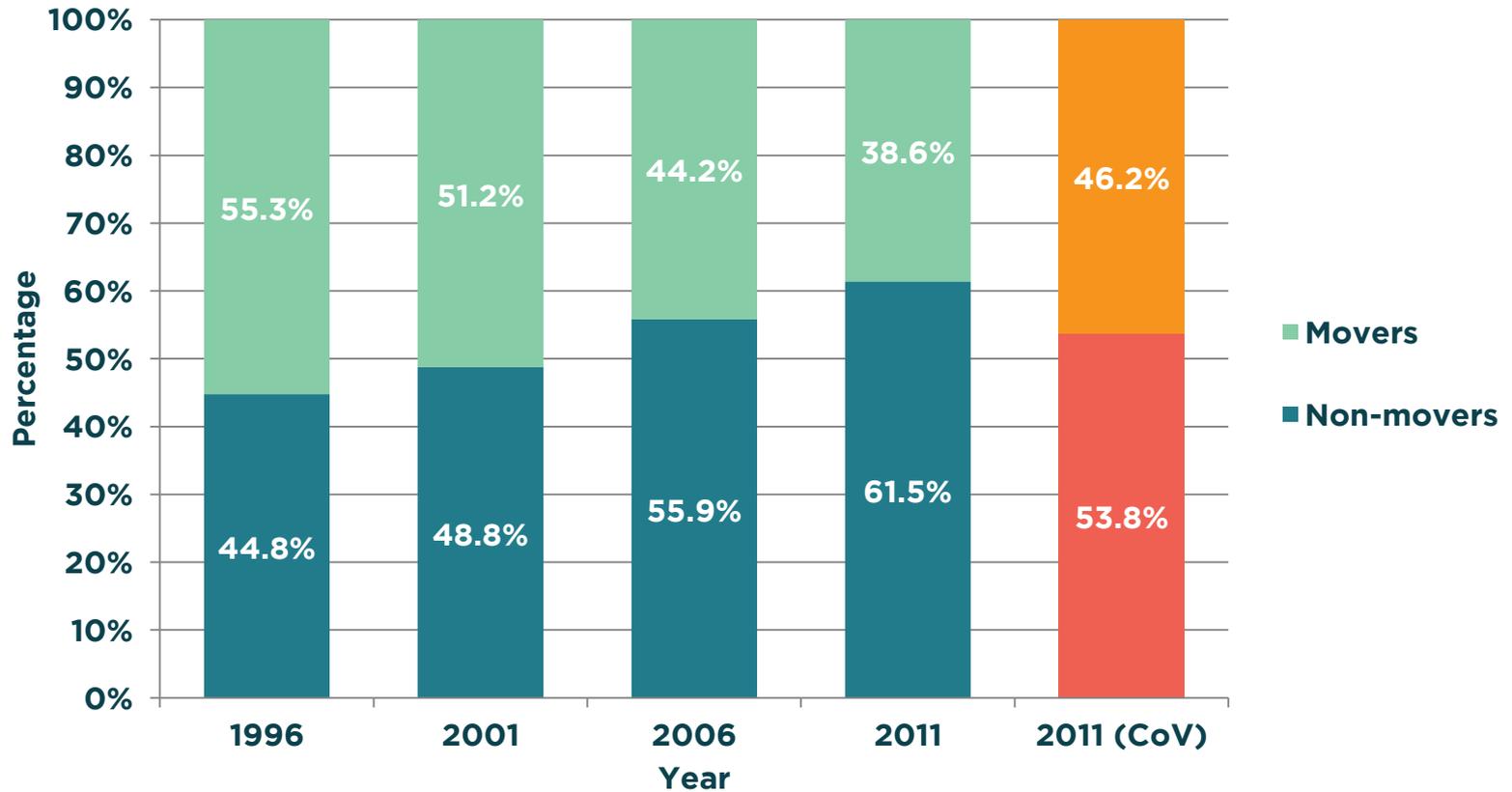
Source: Statistics Canada Census data (Census Tract 0049.02, 2016)

# POPULATION CHANGE 2011-2016



# MOBILITY

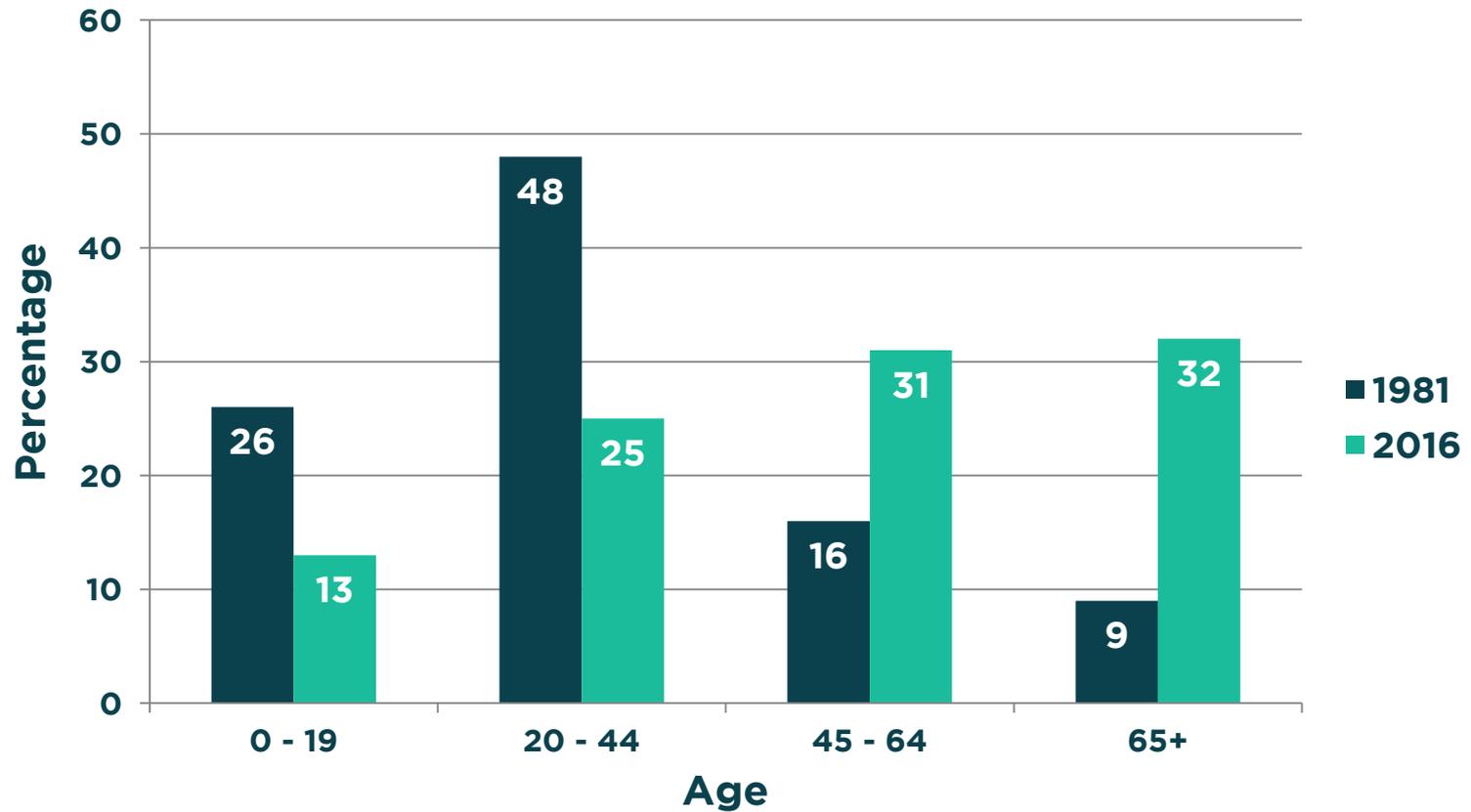
## Percentage of Movers and Non-Movers (5 years)



Source: Statistics Canada Census data (Census Tract 0049.02, 2011)

# AGE PROFILE

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



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

# AGE PROFILE

## 2016 Population by Age Group

Age Group	False Creek South*	Vancouver	Metro Vancouver
0-19	13%	16%	20%
20-44	25%	42%	35%
45-64	31%	27%	29%
65+	32%	15%	18%

# 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%

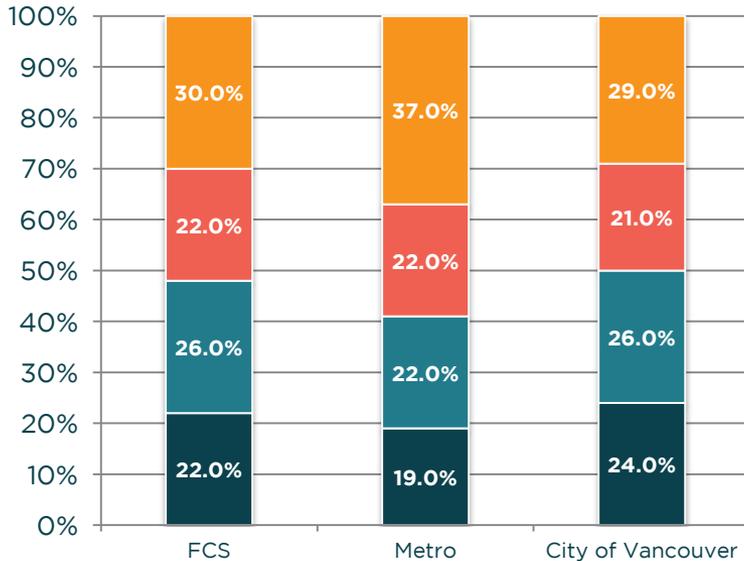
\*Custom data order, 2011

\*\*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

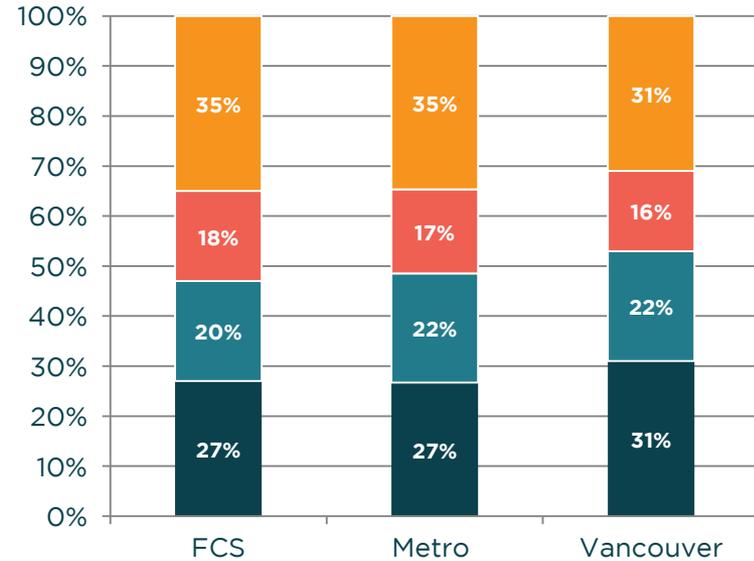
False Creek South\* maintains **very similar** household income group proportions with both Metro Vancouver and the City of Vancouver.

### 1981 Income Groups



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

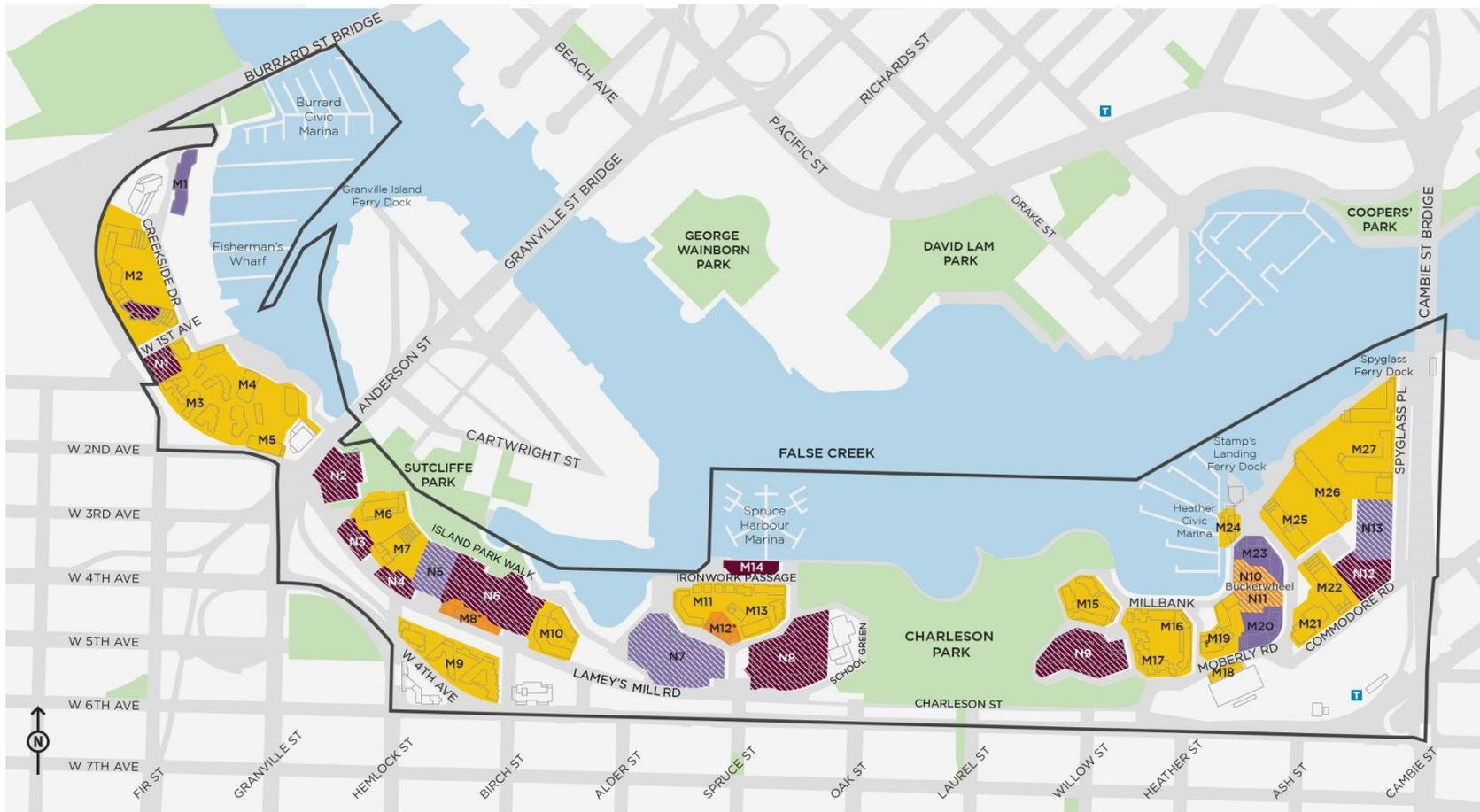
### 2016 Income Groups\*



- High (>\$100,000)
- High-Middle (\$70,000 - \$99,999)
- Low-Middle (\$40,000 - \$69,999)
- Low (\$0 - \$39,999)

\*income groups adjusted for inflation

# DIVERSE HOUSING



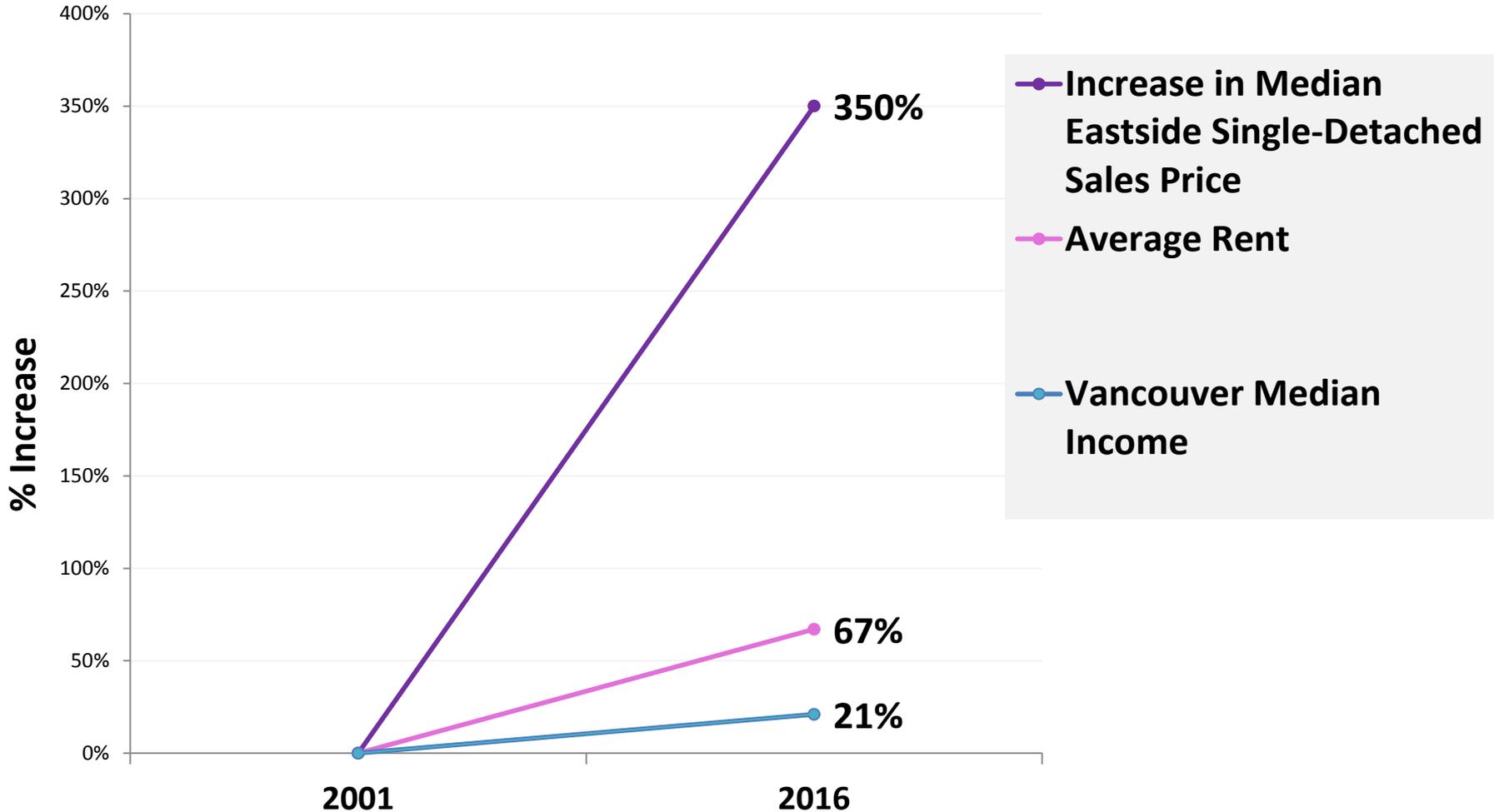
## LEGEND

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

## Housing by Type

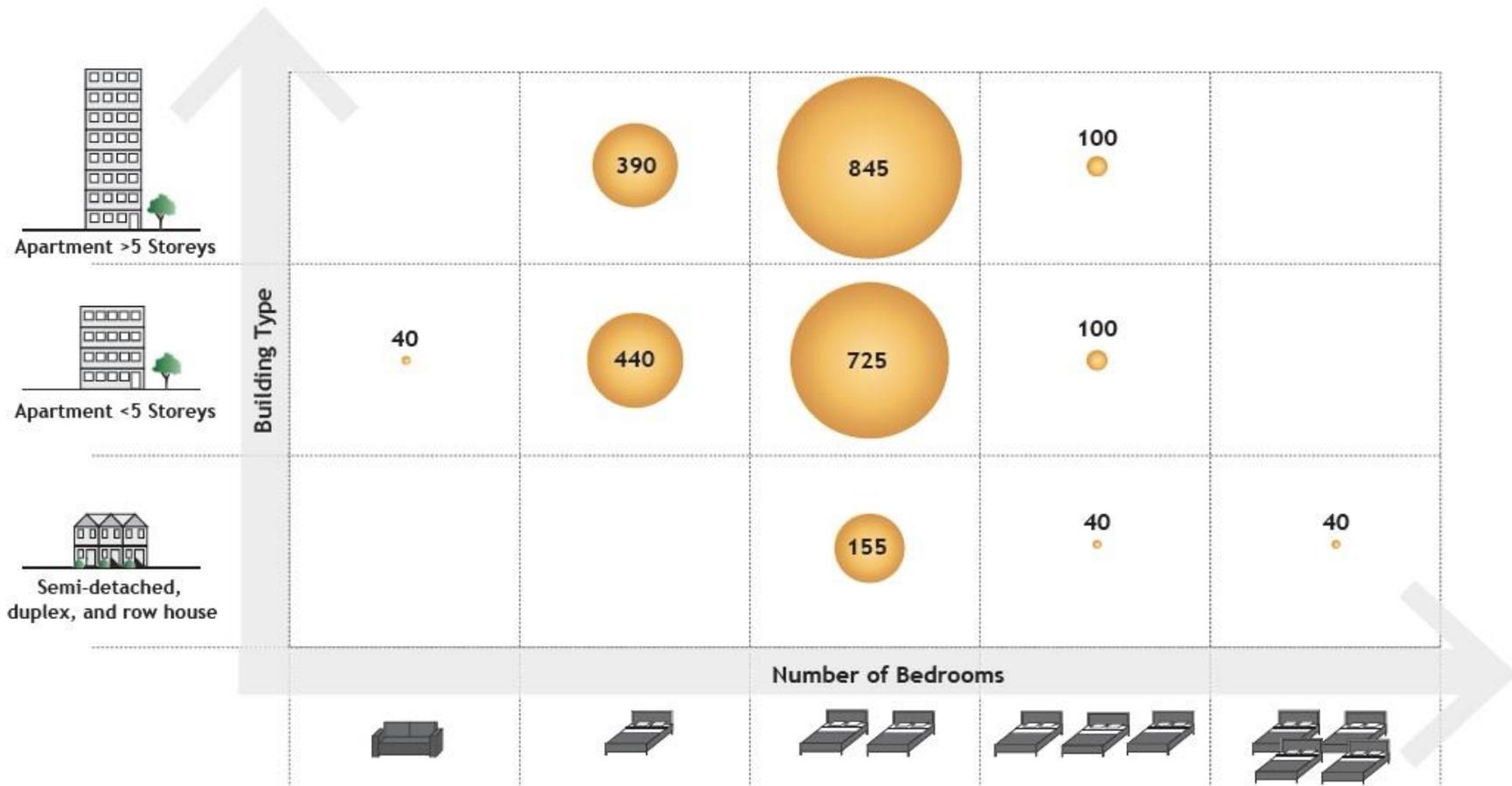
- Co-op - Market
- ▨ Co-op - Non-market
- Rental - Market
- ▨ Rental - Non-market
- Special Needs Residential Facilities
- ▨ Seniors - Non-market
- Strata - Market
- Non-residential Use

# VANCOUVER'S AFFORDABILITY CRISIS



Source: Census 2001 and 2016, Statistics Canada, MLS Home Price Index, and CMHC Rental Market Survey

# NUMBER OF BEDROOMS AND HOUSING BY TYPE

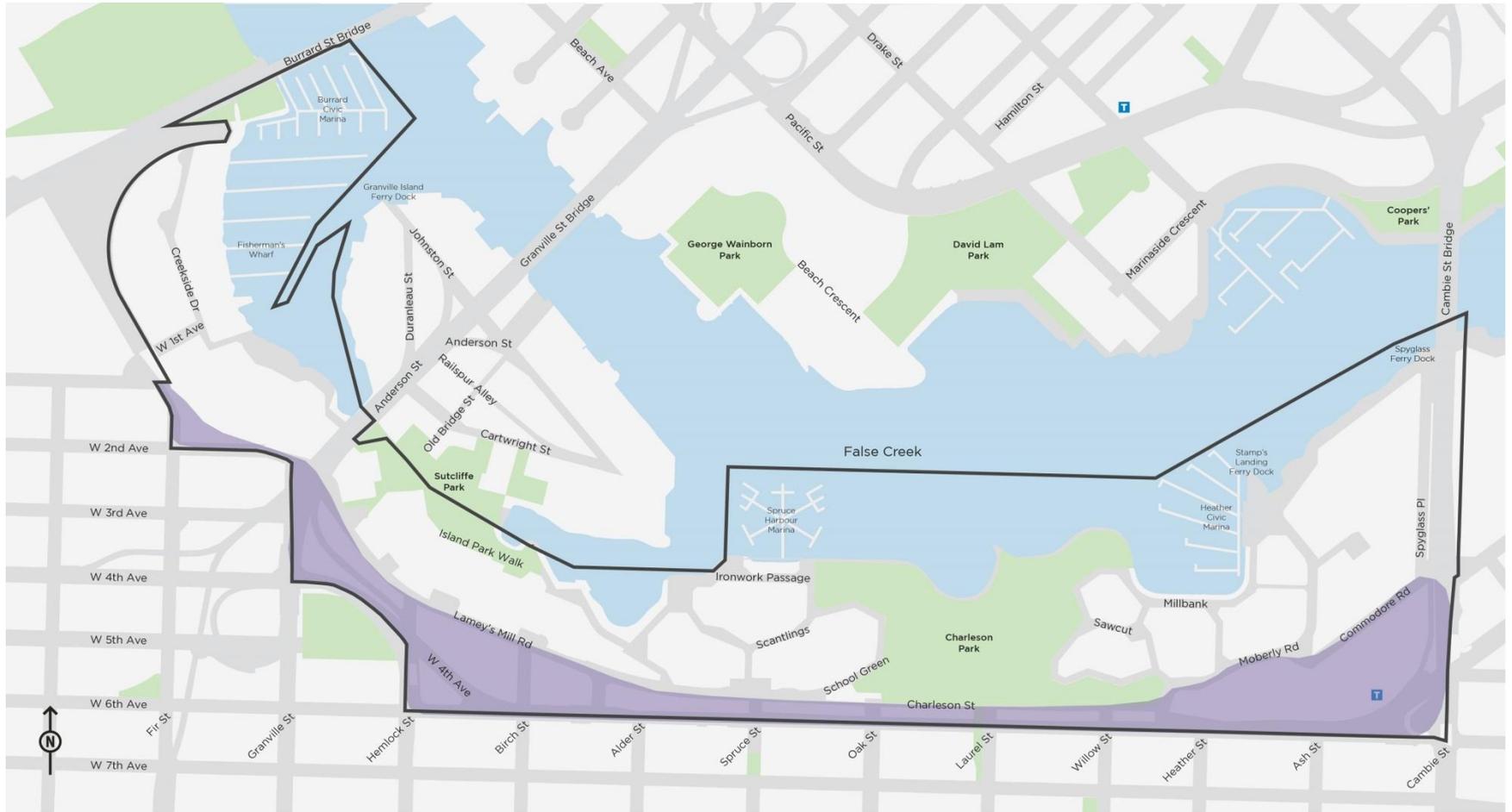


Source: 2011 National Household Survey, Statistics Canada

# 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 income households has increased over time, with a smaller proportion of lower income households
- FCS's existing housing stock is family-friendly, with 70% of units being 2+ bedrooms, appropriate for families in townhouse, rowhouse, and apartment forms in a complete community
- As the population continues to age, there may be a need for additional one-bedrooms or other housing appropriate for aging in place.

# PHASE 1 EDGE



## LEGEND

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

# BREAKOUT DISCUSSION - CONTEXT

- 1. COMMUNITY:** Do the ODP objectives around social mix (income, household, age) resonate with you? Why or why not?
- 2. FUTURE:** In the spirit of experimentation and innovation, what aspects/issues are important to consider moving forward, and why?

**Thank you!**

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Twitter : [#FCSPlan](https://twitter.com/#FCSPlan)