

MARCH 2018

open houses

engagement summary
march 13 & 14, 2018

OPEN HOUSE EVENTS

On March 13 and 14, 2018, the planning team hosted open houses to share learning outcomes from the consultation process, and seek input on the draft vision statement and neighborhood-wide guiding principles. A survey was made available, with a total of 346 responses received. The feedback received was used to refine the draft content further. The revised Provisional Vision Statement and Guiding Planning Principles can be found in Appendix A of the May 2018 Council Report.



March 13, 2018
3 pm - 6 pm

False Creek Co-Op's
Sitka Square Space

Vancouver, BC

March 14, 2018
5:30 pm - 7:30 pm

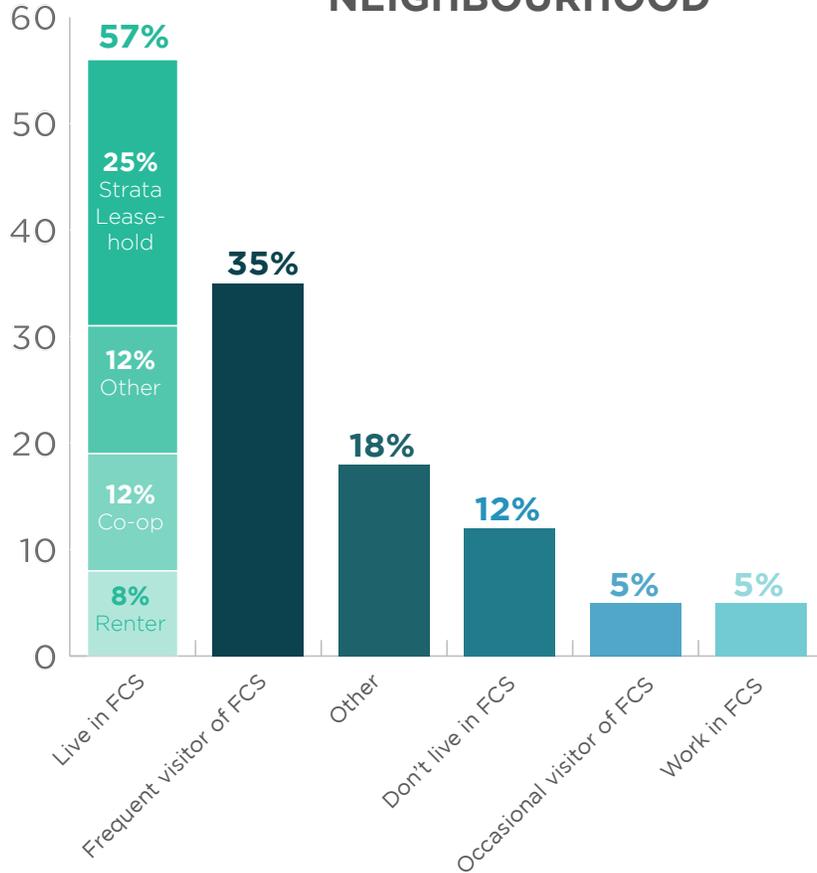
False Creek
Community Centre
1318 Cartwright St
Vancouver, BC

302 open house attendees

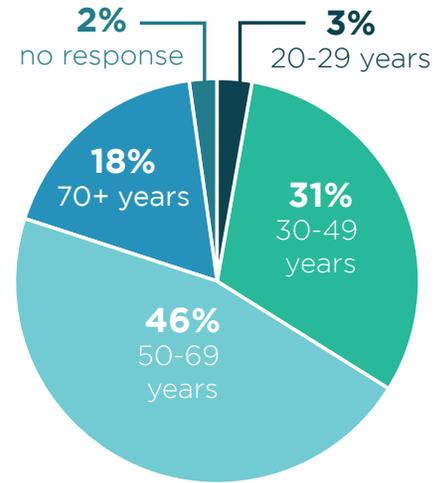
SURVEY RESPONDENT PROFILE

346
Survey
Respondents

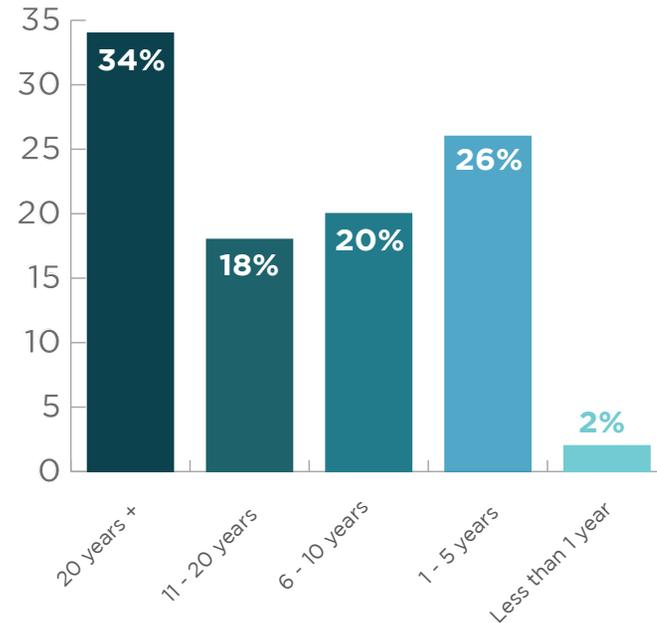
CONNECTION TO NEIGHBOURHOOD



AGE



YEARS LIVED IN FCS

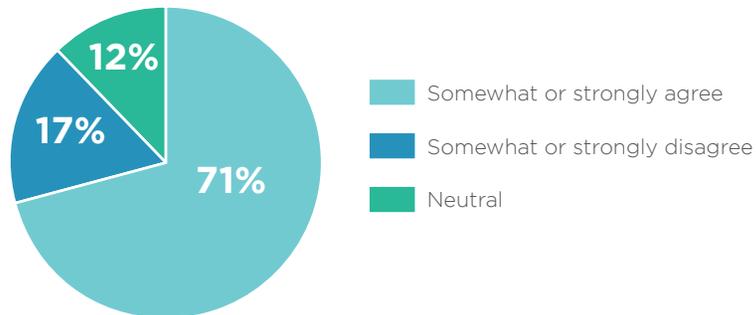


DRAFT VISION STATEMENT

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.

In general, do you agree or disagree with the draft vision statement?



Overall, there was broad support for the draft vision statement, with 71% of respondents indicating that they either strongly agree or somewhat agree with it. Comments related to the draft vision statement included the following key themes:

Incremental growth

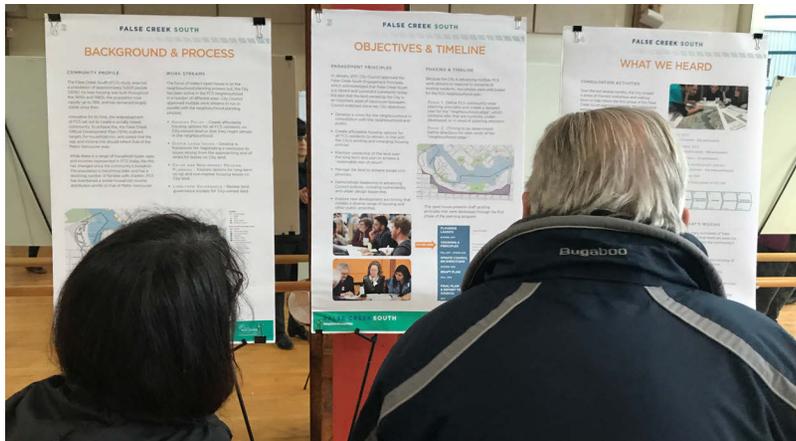
- A number of respondents were strongly resistant to any growth in this community, citing the community's success as a result of existing densities, fear of increased unaffordability and a change in neighbourhood character, loss of private views, and non-support of buildings above four or six storeys. Many respondents were uncertain about what growth might mean, and what it might look like. A couple of comments suggested that the term "incremental" is too weak, and that stronger language should be used in order to realize a vision that would provide more housing for Vancouverites.

Legacy

- While there was a recognition and general support for aspiring to build upon the successes of the community while attempting to modernize, others felt that the vision should be more forward thinking and "not get sidetracked in arguments about history." There was also a comment suggesting that the term "legacy" infers something left over, rather than capturing the idea that what exists is a living, healthy and strong mixed-income community.

Terminology

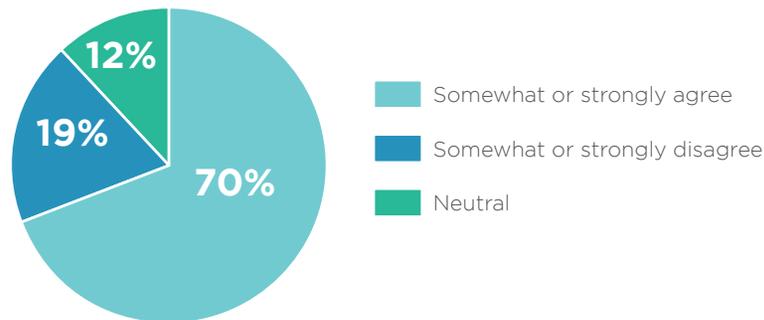
- Several respondents requested further clarity in the terminology used, stating that some of the language was vague, lacking meaning, or unclear. Some respondents felt the vision statement should be more concise, while others felt the statement should include more details and concrete examples.



DRAFT PRINCIPLES

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

In general, do you agree or disagree with the draft guiding principles?



There was general support for the draft guiding principles, with 70% of respondents indicating that they either strongly agree or somewhat agree with them. Comments related to the draft guiding principles included the following key themes:

Affordability and diversity

- Several respondents suggested that housing affordability should be a more clearly articulated goal in both the vision statement and the guiding principles. Affordability was seen as a key way to ensure true community diversity.

Fiscally responsible approach

- Respondents expressed a desire for a deeper financial understanding of any decision making at an early stage, and questioned where and how social responsibility and fiscal responsibility intersect.

A broader planning context

- Respondents were keen for the planning work to consider a broader context, and for community consultation to involve adjacent neighbourhoods in a more inclusive way.

The water's edge

- Some respondents were concerned about “too much animation” at the water’s edge, wanting to emphasize access to the water, as well as the water’s ecological function.

Transportation

- While some respondents supported more transportation options (e.g. streetcar, bikes), many others expressed non-support for additional bike lanes and raised the need for improved vehicular access and parking, particularly for seniors and families.

Strengthen connection between Vision Statement and Guiding Principles

- There were suggestions to consider ways to have the principles more clearly integrate with the Vision Statement and with each other.

Lease issues

- Several respondents emphasized that resolving lease issues is paramount.

Reconciliation

- Some respondents sought greater clarity on what reconciliation in action might look like.

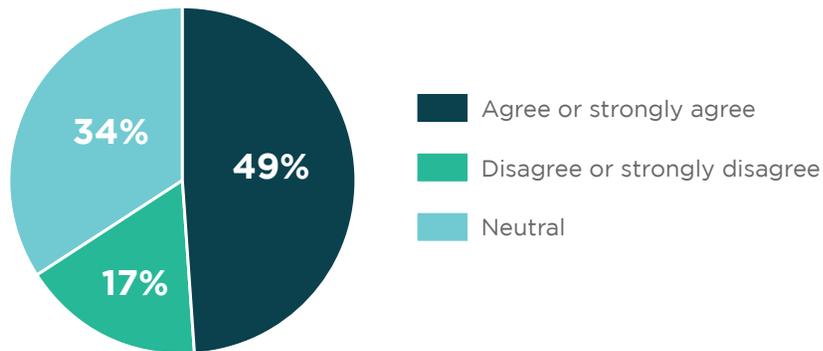
Housing capacity and choice

- There was concern among respondents about what “housing capacity and choice” meant, or would look like. In particular, respondents stressed the need for affordable housing for Vancouverites, including co-ops, and not “more million dollar townhouses.” There was a resistance to high-rise forms and a desire for “mid-rise” to be defined. Some strongly disagreed with the principle of increasing housing capacity, arguing that any growth would negatively impact the neighbourhood character.

DRAFT PRINCIPLES

Overall, respondents generally agreed that their feedback from previous consultation events was reflected in the draft guiding principles, with 49% of respondents indicating that they either strongly agree or somewhat agree with them.

Do you see your feedback reflected in these draft principles?



What is missing?

When asked whether anything was missing from the draft principles, the following key themes emerged:

Affordability and diversity

- Principles could be more explicit about affordability and ensuring that False Creek South will be affordable to people of diverse incomes, ethnicities, and ages

Built form

- Limit building heights to retain the neighbourhood character and to protect views from Fairview Slopes

Parks and open space

- More explicit language around protecting existing green spaces, including the forest berm and Charleson Park

Community amenities and facilities

- Provide more family-oriented facilities and activities e.g. schools, daycares, playgrounds

Transportation

- Address vehicular access for those who are mobility impaired, service providers, the elderly and for child drop-off
- More specific language in Principle 6 regarding future streetcar aspirations

Lease issues

- Resolve lease issues and address the desire for long-term security of tenure from False Creek South residents.

Process

- Include broader voices in the consultation process, especially those from adjacent neighbourhoods