

False Creek South Planning Advisory Group (Phase 1)

Terms of Reference

October 2017

1. Purpose

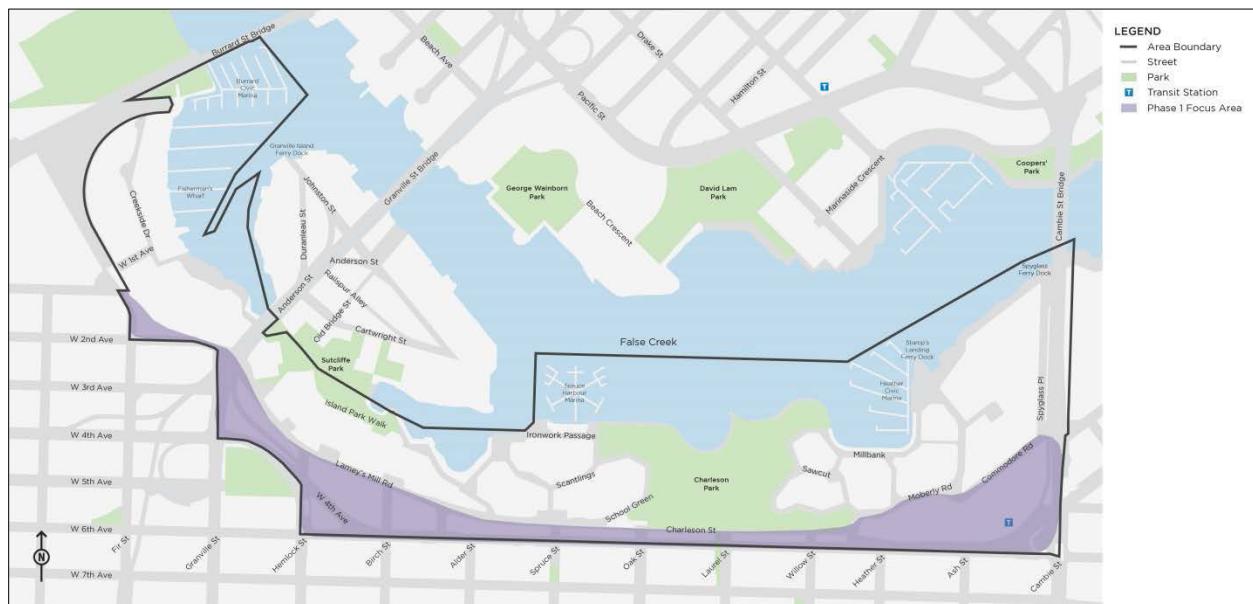
The purpose of the False Creek South Planning Advisory Group (Phase 1) is to bring a broad range of community and city-wide perspectives to the neighbourhood planning process and advise staff through the review of draft plan materials at key points. The Advisory Group is also expected to provide feedback to staff on the approach and progress of public engagement.

The Advisory Group provides an opportunity to build upon the experience and perspective of the local resident community with representation from adjacent neighbourhoods/landowners and other city-wide interests.

2. Context and Scope of Phase 1 Planning

The False Creek South (FCS) neighbourhood is situated between Burrard Bridge, the Fairview Slopes neighbourhood, Cambie Bridge and False Creek (see Figure 1). The False Creek South neighbourhood is one of Vancouver's first highly livable and walkable inner-city neighbourhoods with a unique mix of land uses, housing types, transportation options, urban character and amenities, including three kilometres of seawall and a major destination waterfront park. The success of its livable design and mixed-income affordability helped attract families to the city centre in the 1970s and 80s, and spurred the wholesale transformation of False Creek from industrial uses into the residential and recreational uses of today.

Figure 1: False Creek South Study Area and Phase 1 Community Edge Focus Area



Eighty percent of the land in FCS is owned by the City of Vancouver through its Property Endowment Fund, with the remainder owned by other levels of government or privately owned. Much of the city-owned land in False Creek South was leased to non-profit housing groups, community care

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facilities, housing co-operatives and strata leasehold tenants via long-term (typically 60-year) ground leases, with the majority due to expire between 2036 and 2046.

Within the False Creek South neighbourhood there are also a number of undeveloped sites on the edges of the neighbourhood.

Planning in the area could help address the current and evolving city-wide challenges of expanding affordable housing, lowering greenhouse gas emissions, and improving transportation connectivity and the public realm, while balancing the need to protect and retain the existing mixed-income community.

Two phases of planning have been identified for False Creek South. Phase 1 will focus on defining FCS planning principles and creating a conceptual plan for the “community edge” where there are a number of underdeveloped sites and where the future streetcar is envisioned. The Phase 1 plan for the community edge will include directions for land use, density, built form and character, sustainability, transportation, housing, and the public realm as they relate to this focus area.

Phase 2 planning would be for sites currently tenanted and under long-term leases. Phase 2 will be considered upon further discussion with the FCS community regarding redevelopment opportunities and potential changes in leases and is subject to a Council decision to extend the planning program. At this point, there is no timeline for when Phase 2 planning may begin.

To assist in the work of Phase 1, a Planning Advisory Group is being recruited. Given that most of the land in False Creek South is a City asset for the benefit of all Vancouverites, the Advisory Group will provide an opportunity for existing community representation as well as representation from adjacent neighbourhoods/landowners and city-wide perspectives.

3. Member Roles

The role for members will be to:

- Advise City staff through review and evaluation of Phase 1 plan materials at key points (e.g. review of planning principles, application of principles to Phase 1 plan options for the community edge);
- Provide feedback on the approach and progress of the public engagement process;
- Encourage the education and contribution of their community/interest perspective to the planning and design of land use, streets, public realm opportunities, and amenity proposals for the Phase 1 focus area.

Members will serve without remuneration.

4. Member Responsibilities

Activities will include:

- Regular meetings with City staff. At present, the planning team anticipates monthly meetings starting mid-December to July 2018 (8 meetings), however the number of meeting may be less or more depending on need. Meetings will most likely be scheduled for early evening during a weekday.

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- Attendance at workshops/design charrette and public events. This will involve some Saturdays and evenings;
- Outreach to networks to seek advice or opinions at strategic points in the planning process;
- Staying up-to-date and knowledgeable on planning content including related Council policy.

City staff request that members attend the majority of meetings and keep up to date on correspondence with the group. If a member is unable to regularly participate, staff will look for a replacement with similar interests/expertise.

As part of its commitment to the group, staff support for the Planning Advisory Group will be provided by the False Creek South planning team. The City will provide:

- A facilitator and note taker;
- Meeting space; and
- Supporting technical resources and consultancies (e.g. staff time, presentations from consultants, local community and outside experts).

5. Term

It is expected that the Planning Advisory Group will serve until the end of the first phase of the planning program (target: July 2018). Staff note that Council may elect to end the term of the FCS Planning Advisory Group at any time.

6. Membership Composition

A larger group size (20-25 members) is anticipated to allow for resident representation from a breadth of tenure types in False Creek South, the False Creek South Neighbourhood Association (via its planning sub-committee *RePlan), adjacent neighbourhoods, as well as a strong diversity of city-wide perspectives. Selected members may be individuals or representatives of a group, organization or association.

Experience/knowledge will be sought in the following areas (also see Figure 2 for potential overall representation):

- Perspectives of local residents, businesses, and/or community service providers currently in False Creek South (Note: Staff will be seeking representation from across the tenure types in False Creek South);
- Perspectives of local residents of neighbourhoods adjacent to False Creek South (e.g. Fairview Slopes, Southeast False Creek neighbourhood);
- History of the area;
- City-wide issues, including:
 - Local First Nations;
 - Affordable housing, including for families with children and young people;
 - Development economics and financing;
 - Urban design/urban planning;
 - Sustainable design & ecology;
 - Social inclusion & community building;
 - Transportation, including active transportation;
 - Public land ownership.

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Please note that your experience as a resident, business, or community service provider in the community (or adjacent) is enough. Planning staff will provide background information on key topics.

Individuals employed by the City of Vancouver or Vancouver Board of Parks and Recreation may not apply to be members of the False Creek South Planning Advisory Group.

The City acknowledges that Vancouver is on the unceded traditional territories of the Squamish, Musqueam, and Tsleil-Waututh. Through the planning of False Creek South, the City will work with the local First Nations to address opportunities and issues that they identify in relation to the area.

Figure 2: Potential Perspectives for the FCS Planning Advisory Group

Resident Interests	Other Community Interests	City-Wide Interests
Non-Market Housing (PL)	Commercial Leases	Local First Nations
Strata (PL)	False Creek Elementary School / Vancouver School Board	Affordable Housing (up to 3)
Market Rental (CL)	False Creek Community Centre	Development Economics and Financing
Leasehold Strata (CL)	Granville Island	Urban Design / Urban Planning
Non-Market Coop (CL)		Sustainable Design and Ecology
Non-Market Rental (CL)	Adjacent Community Interests	Social Inclusion and Community-Building
Community Care Facilities (CL)	Fairview Slopes	Transportation
False Creek South Neighbourhood Association / *RePlan	Southeast False Creek	Public Land Ownership and the PEF

*Representation from tenure groups on:

- City Land (CL); and
- Private Land (PL)

7. Applications and Approval

Members will be appointed by City Council following an open public call for applicants.

Applicants can be self-nominated or nominated by organizations.

Where the number of nominees exceeds what is needed, staff will seek to recommend members based on achieving gender balance and a range of backgrounds including age and cultural diversity.

8. Role of the Advisory Group in relation to the other participants:

The Advisory Group will work in parallel with staff, the broader FCS community, other stakeholders, and City Council.

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Figure 3: Roles and Responsibilities

FALSE CREEK SOUTH	Manage the Planning Process	Outreach	Identifying Issues & Opportunities	Developing Options	Evaluating Options	Drafting Plan Directions	Reviewing the Plan	Plan Approval
Participants (General Public)			✓		✓		✓	
Participants (FCS Community)			✓		✓		✓	
Stakeholder Groups			✓		✓		✓	
Advisory Group	✓	✓	✓	✓	✓		✓	
Landowner / Proponent (PEF)			✓	✓	✓		✓	
City Staff	✓	✓	✓	✓	✓	✓		
Council								✓

For More Information:

- Council Report "False Creek South Planning: Terms of Reference", May 16, 2017 - <http://council.vancouver.ca/20170530/documents/rr1.pdf>
- Council Report "False Creek South, Report Back and Next Steps", November 18, 2016 - <http://council.vancouver.ca/20170125/documents/pspc3.pdf>
- False Creek South website - <http://vancouver.ca/FCS>