

WORKSHOP 4: housing

workshop summary
january 13, 2018

WORKSHOP OUTLINE

1. Welcome & introductions
2. Presentations:
 - History of FCS and a Tenure Tour
 - FCS Demographics
 - Housing Vancouver - Challenges & Opportunities
3. Breakout discussion
 - FCS today: what works well and what could be improved?
 - FCS in the future: how can FCS support city-wide housing goals?
4. Group exercise - develop a mission statement: in 2050 what does success look like in terms of housing?
5. Closing, next steps, thank you

January 13, 2018
9:30 am - 12:30 pm

False Creek Elementary School
900 School Green
Vancouver, BC

66 workshop participants

False Creek South



EMERGING PRINCIPLES

After a presentation, workshop participants were asked to discuss and map:

- **COMMUNITY:** What works well and what doesn't in FCS today with regards to housing?
 - What are the areas of highest and lowest importance in terms of housing in FCS?
 - What features or characteristics make housing unique or successful in FCS?
- **FUTURE:** How FCS can support city-wide housing goals into the future?

The key ideas were collected and organized into major themes:

- Retain a **mix of incomes, housing types, and tenures** while growing neighbourhood **diversity and demographic mix**
- Continue **experimentation and innovation** (eg affordable ownership, live-work units, sustainable design, community land trust).
- Allow for **sensitive infilling** within neighbourhood that **respects the existing neighbourhood character**
- Create **mixed use and organic ground-oriented forms** of development
- Phase developments and partner with the community to **enable downsizing and avoid displacement**
- Ensure **security of tenure** for existing residents
- Create **housing flexibility to allow for movement within FCS** (eg options for aging in place while enabling opportunities for new residents to live in FCS)
- Respect existing **pattern language and historic urban design** while improving connectivity and linkages
- **Design for belonging** (create collective/shared spaces, promote inclusivity).

CONSIDERATIONS FOR THE FUTURE

HOUSING MIX & UNIT TYPES	DESIGN	RETAIL & MIXED-USE	AMENITIES	CONNECTIONS	OTHER
<ul style="list-style-type: none"> • Future housing should be coops • Co-ops can create more housing by infilling and by encouraging downsizing (2 people in 3 bedroom, etc) • Future housing should include strata leasehold in the mix • Future housing should not include single aspect units • Future housing should not include dark basement suites • Future housing should allow for aging in place – New accessible 1 and 2 beds for people who want to downsize and age in the community • More family units should be encouraged • The area around the station site should be used for rental • The area around the station site should be used for affordable housing 	<ul style="list-style-type: none"> • Future housing should be designed around open spaces/ courtyards • Future housing should include common rooms/ gathering spaces within the building • Future housing design should be innovative and interesting, aesthetically pleasing with trees and different architecture. 	<ul style="list-style-type: none"> • A greater mix of uses should be encouraged • More needs to be done to promote businesses • Opportunity for food and coffee retail at Charleson park • Opportunity for BBQ spaces at Charleson park 	<ul style="list-style-type: none"> • A community centre is needed in the area • Day care is needed in the area – ideally near the school • The school should be expanded to allow for greater number of students and more grades 	<ul style="list-style-type: none"> • Create a new bridge to connect to Granville Island from the Sea Wall • Create a new land bridge to Fairview Slopes 	<ul style="list-style-type: none"> • New development must be driven by the community • Future housing should be provided over the rail line • No huge towers • Mopeds for all

WHAT IS IMPORTANT (PAST & PRESENT)

MIXED TENURE/INCOME	SCALE	HOUSING DESIGN	CONNECTIONS & LINKAGES	OTHER
<ul style="list-style-type: none"> • Visually no difference between each tenure - creates dignity for all and is a strength of the area • Tenures and income mix in FCS is important e.g. co-ops are this in microcosm • The City has a unique opportunity to leverage its land ownership and take advantage of the autonomy this provides in planning for the future of the neighbourhood (just as it did in the past - the City created a model from scratch and made it happen, and it succeeded) • Uncertainty around lease expiry is causing anxiety • Security of tenure is important - ensure the people can remain in FCS • Coops are facing a financial challenge - need assistance/to be protected • The disparity of income will increase over time • The “middle” is leaving • The area is not a ghetto and mixed income of people is important 	<ul style="list-style-type: none"> • Community feel is low- to midrise. Building height is key to character • Ground orientated/people orientated is important • Low-rise and terrace - preserve views and are preferred • Terrace heights at the water should be protected • The scale of the buildings and design creates safety (eyes on the street) • Protect sun exposure and views - do not build high-rise 	<ul style="list-style-type: none"> • Diversity of buildings and design is an important feature of FCS • Shortage of 1 bed apartments • Large demand for 2 beds as people leave single-family areas • There is a shortage of family accommodation for new families to move into • Preserve the high percentage of family housing in FSC • Spaces that allow neighbours to meet (eg common rooms) are key • Courtyards are key and important feature of FCS • Importance of play opportunities /playgrounds near homes • Prevent gating and closing of enclaves (as some have been) • Private pathways are an attractive design feature (housing east of Granville) • The design of housing and spaces west of Granville Bridge is impersonal with little sense of community, it is impermeable and lacking greenery • Majority of units are double aspect - should be preserved • The lower density (breathing space) of housing protects privacy - should be preserved • Feels like a gated community it is so safe 	<ul style="list-style-type: none"> • Transport connections important (eg skytrain station bike paths, ferry ports, bus stops) • 6th Avenue is a barrier - opportunity for new housing and better connections to Fairview • Improve north-south connections • Land bridge is important • Overpass link off Lamey’s Mill Rd to Granville Bridge is well used. Utilitarian rather than attractive • Greenspaces/corridors within enclaves are important linkages • Proximity to amenities and transit contributes to area’s success • Improve route to skytrain station • Neighbourhood walkability key 	<ul style="list-style-type: none"> • Steepness of some streets to the south is a barrier to pedestrian movement • Improve local retail opportunities at Leg-In-Boot Square • The seawall is highly valued and a public asset for all • Granville Island for locals/tourists • Potential issue of land subsidence • Sewer infrastructure issues • Community spirit & friendships create resiliency. Lots of families - great for children growing up • Lack of cars in the area is important to the FCS character • Community and inclusivity are key to FCS
				<div data-bbox="1623 1019 2007 1089" data-label="Section-Header"> <h2>PARKS & OPEN SPACE</h2> </div> <ul style="list-style-type: none"> • Maintain open space and nature • Protect Charleson Park • Improve maintenance of park near Burrard Bridge Preserve views and water access

OPPORTUNITIES, CHALLENGES, & IDEAS



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MOBILITY ISSUES

SECURITY OF TENURE

BRING BACK THE DIVERSITY OF DEMOGRAPHY

INTERIOR ENCLAVES

LOW RISE

City wants the...

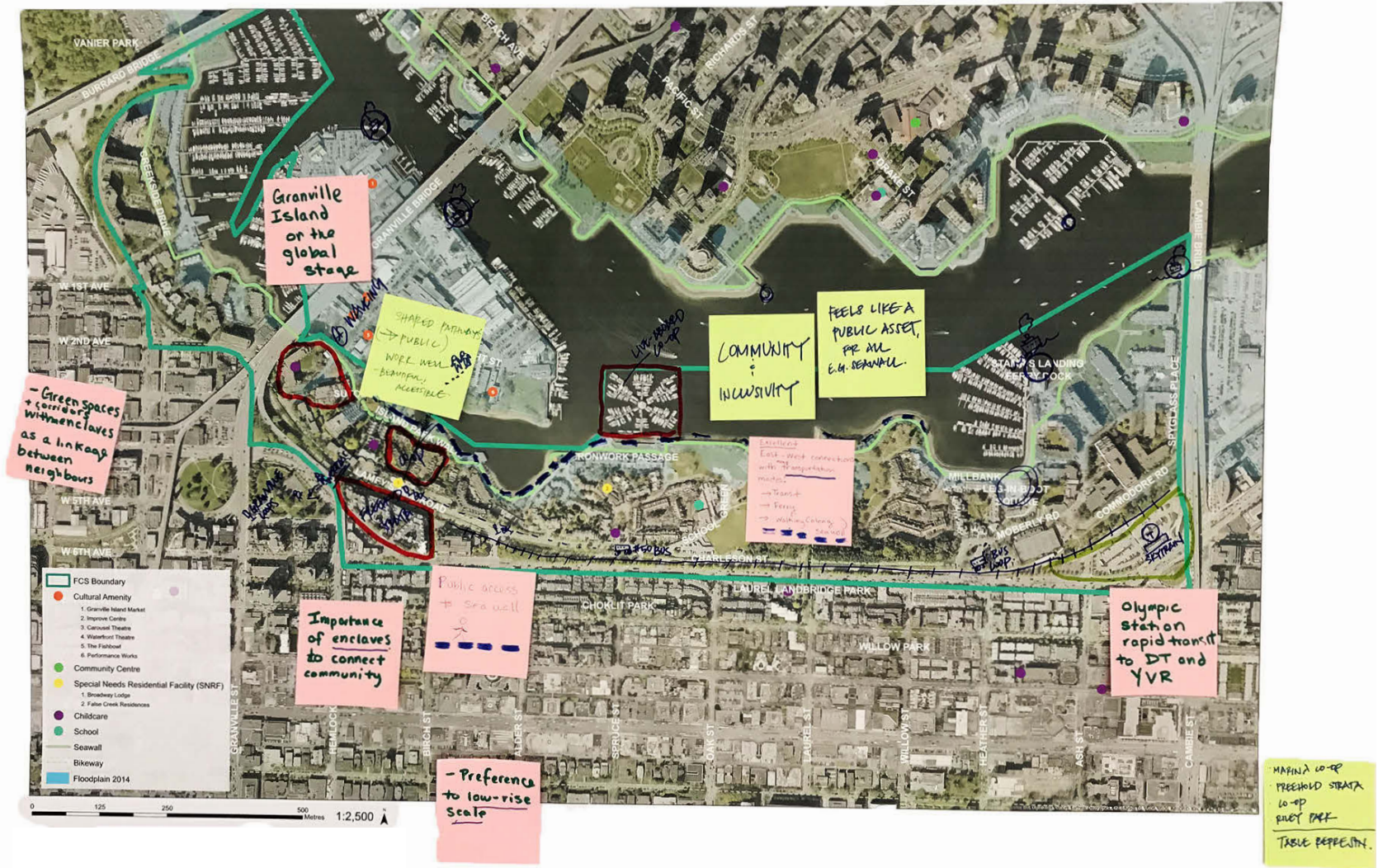
MORE MIXED-USE

NOT ENOUGH RENTAL

PROTECT SUN EXPOSURE FROM HIGH RISE

TERRACE HEIGHTS TOWARDS WATER

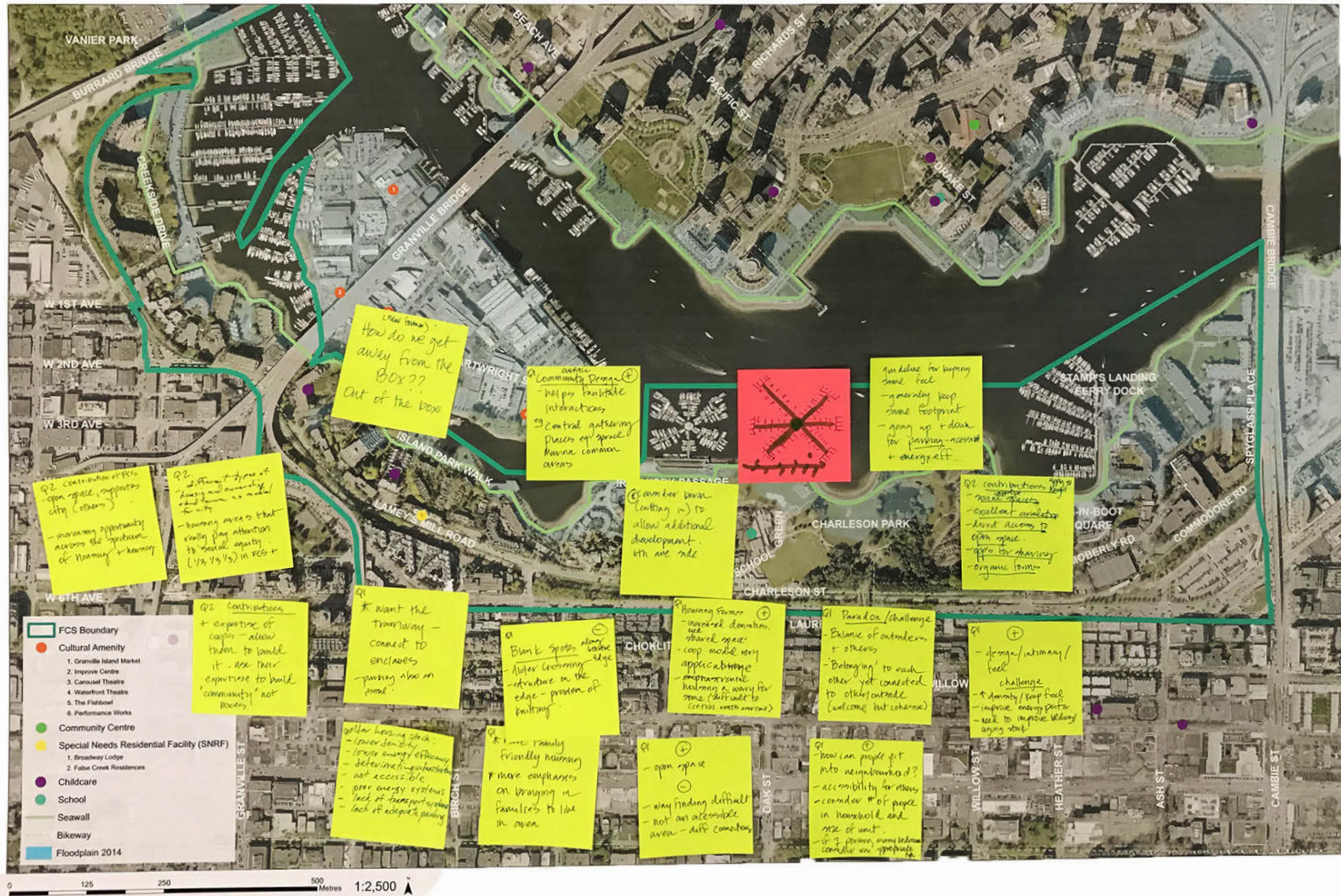
OPPORTUNITIES, CHALLENGES, & IDEAS



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HOW DOES/CAN FCS SUPPORT CITY-WIDE HOUSING GOALS?

HOUSING MIX & UNIT TYPES	NEIGHBOURHOOD MIX	RETAIL & MIXED-USE	BUILT FORM & DESIGN	SPACE FOR OTHERS	MAINTAIN CHARACTER WITH DENSITY
<ul style="list-style-type: none"> • New models for affordable home ownership - “build equity, but limited” (eg rehashed habitat model) • More co-ops/equity co-ops (shared equity) • More co-ops and rental housing or subsidized (market doesn't work) • Opportunities for affordable home ownership (strata leasehold, community land trust) • Maintain and grow existing non-market housing sector • Support current housing mix if realized - also housing for homeless with supports • Live/work units (eg artists) 	<ul style="list-style-type: none"> • Mixed income model - good demographic mix • Housing for the lifecycle - people of all ages • Allow single people/couples to move in • More younger people/ couples • Mix of people (seniors, children) • Mix, include everybody in community • Increase capacity for diversity (more in terms of cultural diversity) 	<ul style="list-style-type: none"> • Job space • Mixed-use • More retail opportunities/ opportunities for economic growth • Integration of workspace • Spaces for pop-ups and food trucks 	<ul style="list-style-type: none"> • Organic forms of development • New housing to be solid and low maintenance • Create good quality homes • Ground-oriented forms • Strategic densification and design 	<ul style="list-style-type: none"> • Housing for people who work in Vancouver • Workforce housing close to employment (eg VGH) • Housing for people who work in the city • Allow more people to enjoy this community 	<ul style="list-style-type: none"> • Density does not mean towers - creative design • Keep values and vision with more density • Maintain and grow medium-density housing • High density and intensification of commercial (eg Leg-in-Boot Square) while retaining character
<ul style="list-style-type: none"> • Maintain and grow existing non-market housing sector • Support current housing mix if realized - also housing for homeless with supports • Live/work units (eg artists) • Mix of housing types and income - seen as community (more families and children) • Retain income mix and household mix (1/3, 1/3. 1/3) • Affordable rental units • Support social housing aspect in broad sense - knowledge here of how to make that mix work • Support temporary (even permanent) modular housing • More live-aboard options (floating small homes, modular or permanent) • Maintain relative affordability of neighbourhood 	<p style="text-align: center;">SUSTAINABILITY</p> <ul style="list-style-type: none"> • District energy/renewable energy • Sea level rise an important consideration 	<p style="text-align: center;">NATURE/ ENVIRONMENT</p> <ul style="list-style-type: none"> • Need for open space (secret spaces! Waterfall feature) • Access to nature • Terrace of green 	<ul style="list-style-type: none"> • Retain lower density/ground oriented forms within the mix • Create housing people want to live in, not that they have to live in (size and quality) • Indigenous design/housing • Elevators (think about function of building, who are we designing for: seniors, families, people with disabilities) • Continue dialogue with City for building renewal (no renovictions, most housing stock should stay and infill approach) • More retrofits and less tear down • Moderate increases in density to redevelop older buildings • Retrofit buildings rather than redevelop 	<p style="text-align: center;">COLLECTIVE/ SHARED SPACES</p> <ul style="list-style-type: none"> • Shared facilities/flex space (close to houses) • Collective spaces • More community spaces in new buildings • Create shared opportunities to build community 	<ul style="list-style-type: none"> • Guidelines to maintain character and spirit while renewing • Maintain character <p style="text-align: center;">COMMUNITY FEEL</p> <ul style="list-style-type: none"> • Ability to talk to a friend - neighbours known • Quality of life important

HOW DOES/CAN FCS SUPPORT CITY-WIDE HOUSING GOALS?

FLEXIBILITY/ ALLOW MOVEMENT IN FCS	SECURITY OF TENURE	CONNECTIONS & LINKAGES	INNOVATION	PARTNERSHIPS	OTHER
<ul style="list-style-type: none"> • Redevelop to retain elders and make room for families • Aging in place (more one bedrooms) • Free up space - flexibility in other units • More (well sized) 1 bedroom units (flexible) • Flexible spaces in general • Need to be able to downsize - allow families to move in • Income/age diverse 1 beds 	<ul style="list-style-type: none"> • More security of tenure • Explore rolling leases • Explore best practices for leasehold tenures • Protect residents when adding density • Right to stay on site • Lease agreements and retention plan to maintain affordability (urgency to ensure stability in existing housing stock) 	<ul style="list-style-type: none"> • Improve connectivity (eg land bridges/tunnels) • Increase connections to surrounding communities • Maintain and enhance transit connections • Integration with adjoining neighbourhood • Wayfinding throughout the neighbourhood 	<ul style="list-style-type: none"> • Being a model of how Vancouver can develop • Better innovation in housing form/tenure/design (make places people want to live in) • Continue social experiment • Maintain current urban design but allow for innovation • City controls land and can be for testing (pilot programs, etc.) 	<ul style="list-style-type: none"> • Providing partnership opportunities • Partner with existing non-profits/co-ops to provide opportunities to downsize/ age in place • RePlan an example of partnership 	<ul style="list-style-type: none"> • FCS is the only neighbourhood that currently supports Housing Vancouver goals • Contribute to diversity • Stability in the decision process (doesn't change with Council) • Food co-ops affordable as a whole system (and community gardens)
<ul style="list-style-type: none"> • Co-ops - have some rules on downsizing • Moving people internally (eg seniors to allow new families) • Flexible storage space (eg scooter space) • Could there be an agreement between co-ops to help move people (downsizing to appropriate units) • Intergenerational housing with singles/couples • Family definitions are changing (eg include adult children) • Occupancy standards need to be updated (especially for co-ops) • Create senior housing to support aging 	<p style="text-align: center;">LAND MANAGEMENT</p> <ul style="list-style-type: none"> • Self-actualized land management • Land trust • Explore different ownership models • Exportable model on city-owned land • City should be an exemplary in management of own land. • Don't sell the land 	<p style="text-align: center;">VEHICLES</p> <ul style="list-style-type: none"> • Integrated car-share in community (1 rideshare = 10 spots) • Parking requirement reductions for more housing and less parking (co-op car space and care sharing) .. Be efficient with space • Eliminate parking minimums and use new parking designs 	<p style="text-align: center;">PARTICIPATORY PLANNING</p> <ul style="list-style-type: none"> • Include neighbourhood in planning process • Autonomous development - community driven • Design and development in partnership with community members • Shared process/decision in re-development • Build on local knowledge (re: livability, enclaves, neighbours knowing each other) 	<p style="text-align: center;">EDGE SITES</p> <ul style="list-style-type: none"> • Density on blocks outside of FCS, can use amenities - infill on undeveloped perimeters (including waterfront) • Higher density around station site and in blackberry bushes around track • Use edge spaces for higher density (1+ bedrooms) • Use edge spaces without loss of berm 	<ul style="list-style-type: none"> • Foreign ownership is this an issue in FCS? • Observability of entire neighbourhood - not miles of corridors • Modular housing (5-10 years) what's going to happen after that • Empower and spread knowledge/education of co-ops to City, leadership • Accessibility • Need more services in FCS

FCS MISSION STATEMENTS

Participants considered the question: "Looking to the future, please write a mission statement to describe what success looks like in 2050 in terms of housing?"

Build places you want to live in (with a sense of community, neighbourliness, greenness, walkable, building types, diversity of income and ages).

More young families
Full accommodation in edge community
Strong relationship between new and old, edge and existing
Flood-sensitive design
Maintain relationship between housing types
Innovative design
Reinforce 1/3 1/3 1/3
Maintain green space
Modest increase in density

Take what works, acknowledge the need for change, and move forward in a visionary way that works for everyone.

- More of the same, but more
- Maintain the spirit and character of the neighbourhood
- Spread the model across the city
- A place where people can choose to live
- How do we transform into a sustainable model in the future

Create and renew innovative affordable housing opportunities that integrate sustainable building principles. Sustain community feel and interaction with nature and neighbours, while increasing diversity to reflect the region's population. Protect security of tenure and create space for new families to live here and respect views.

FCS MISSION STATEMENTS

A place where the community takes the lead in building on the community's existing livability and in the long-term becomes the region's model for social and environmental sustainability, innovation, cultural diversity and integration with long-term stability.

Nurture FCS as community D.N.A. that can be grafted into the hearts of other communities (we are the solution, not the problem).

FCS will maintain its community spirit and character, diversity and variety, while becoming a sustainable model and welcoming more people into the future.

FCS has become a laboratory for housing innovation while maintaining the principles of its origin and has solved its uncertainties.

Design for belonging by:

- Retaining high value green spaces
 - Protecting income mix
 - Thoughtfully increasing density through organic forms and improved permeability
 - Integrating environmental sustainability
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Continue FCS social experiment and build on community success through leadership. Maintain existing social and income diversity through efficient design. Support agency and integrity of existing tenure types.