



False Creek South Neighborhood Plan Terms of Reference

REPORT REFERENCE

Park Board Meeting – October 2, 2017



Presentation Outline

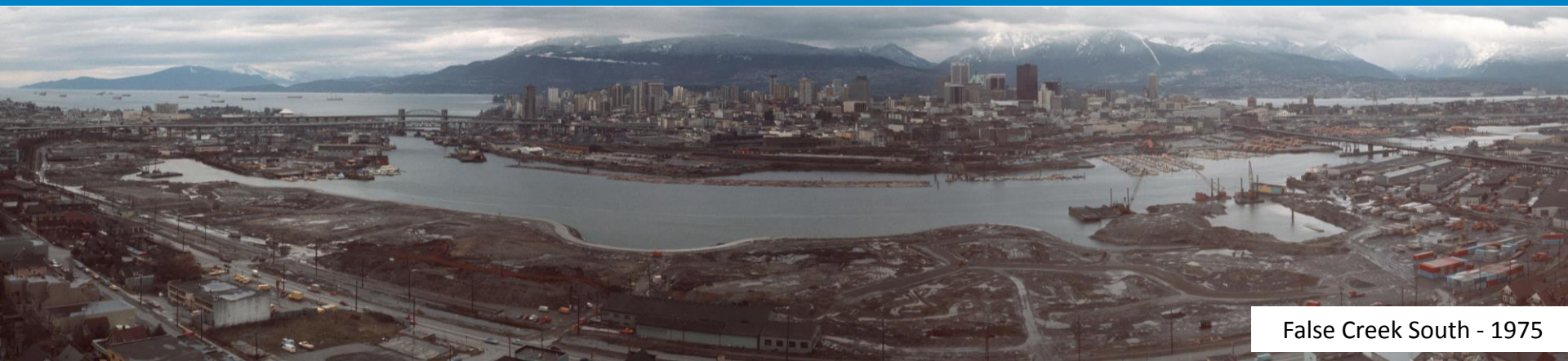
1. Background
2. FCS Planning Process Terms of Reference (ToR)
3. Updates on other streams of work

False Creek South - Background

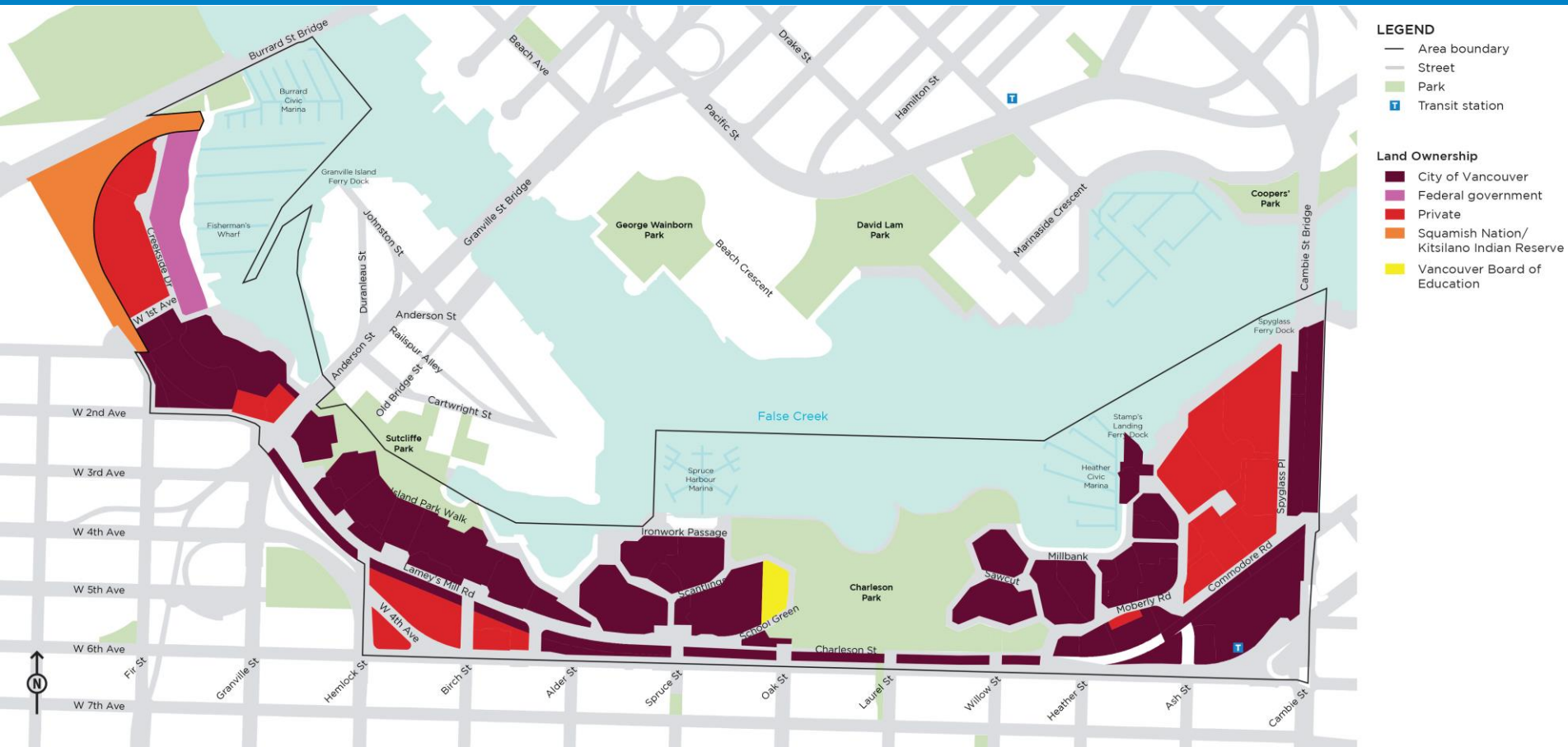
False Creek South home to ~5,400 Vancouverites



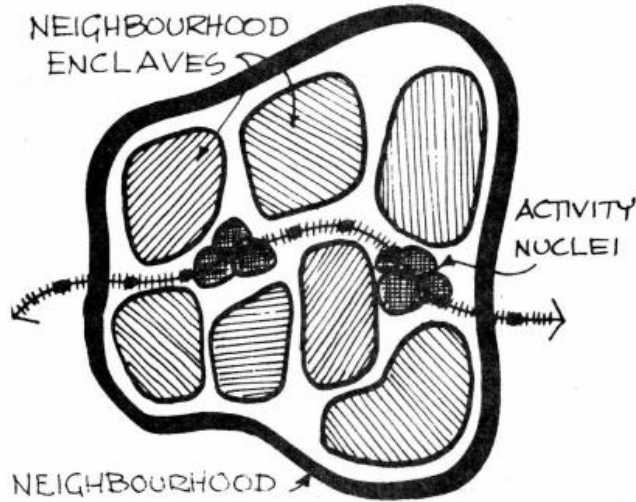
The Changing Face of False Creek South



Land Ownership



City Decisions in Establishing the Community



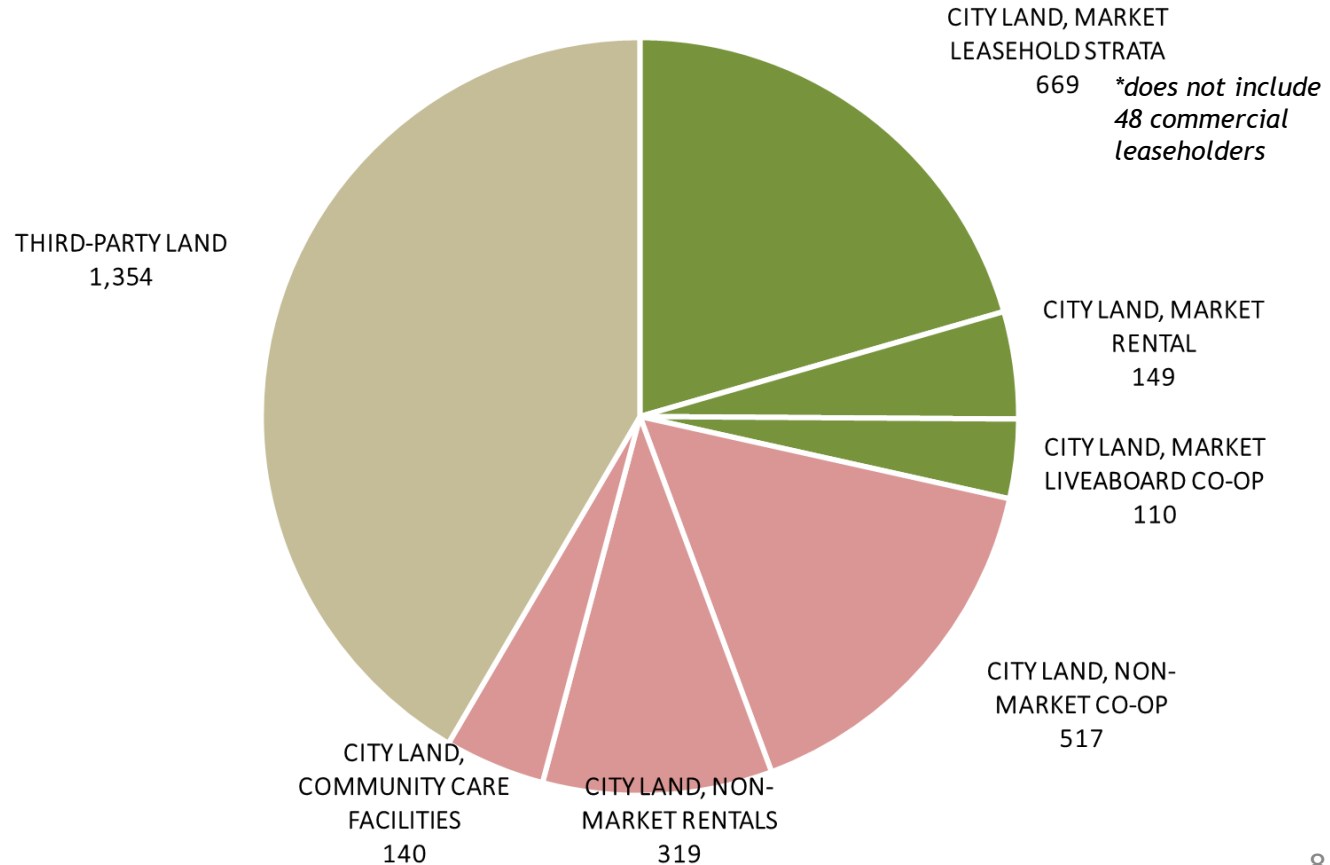
Opening of the Seawall in FCS



- Intentional design led by the Planning Department using bold, experimental land forms
- Mixed income, mixed use community with a variety of tenure forms
- Shared public infrastructure built by the City
- Land not sold – retained by the City and leased via long term (60 year) leases.
- Developers (private market and non-profit sponsors) built improvements

A Significant Asset for the City and for the Community

- ~ 3,300 mixed income/tenure residential units
- 48 commercial units
- Land value represents ~ 15% of total PEF value



Policy Maker & Regulator

- Neighbourhood Plan
 - Resident Protection and Retention Plan
 - Affordable Housing Strategy
-

Long Term Public Asset Management

- Land Governance
 - Financial Strategy
-

Lease Management

- Strata Leasehold Negotiation
- Building Condition Assessment
- Co-op and Non-market Housing Operations

The City's Multiple Roles

Policy Maker & Regulator

- Neighbourhood Plan
- Resident Protection and Retention Plan
- Affordable Housing Strategy

Approval of ToR

Update

Long Term Public Asset Management

- Land Governance
- Financial Strategy

Update

Lease Management

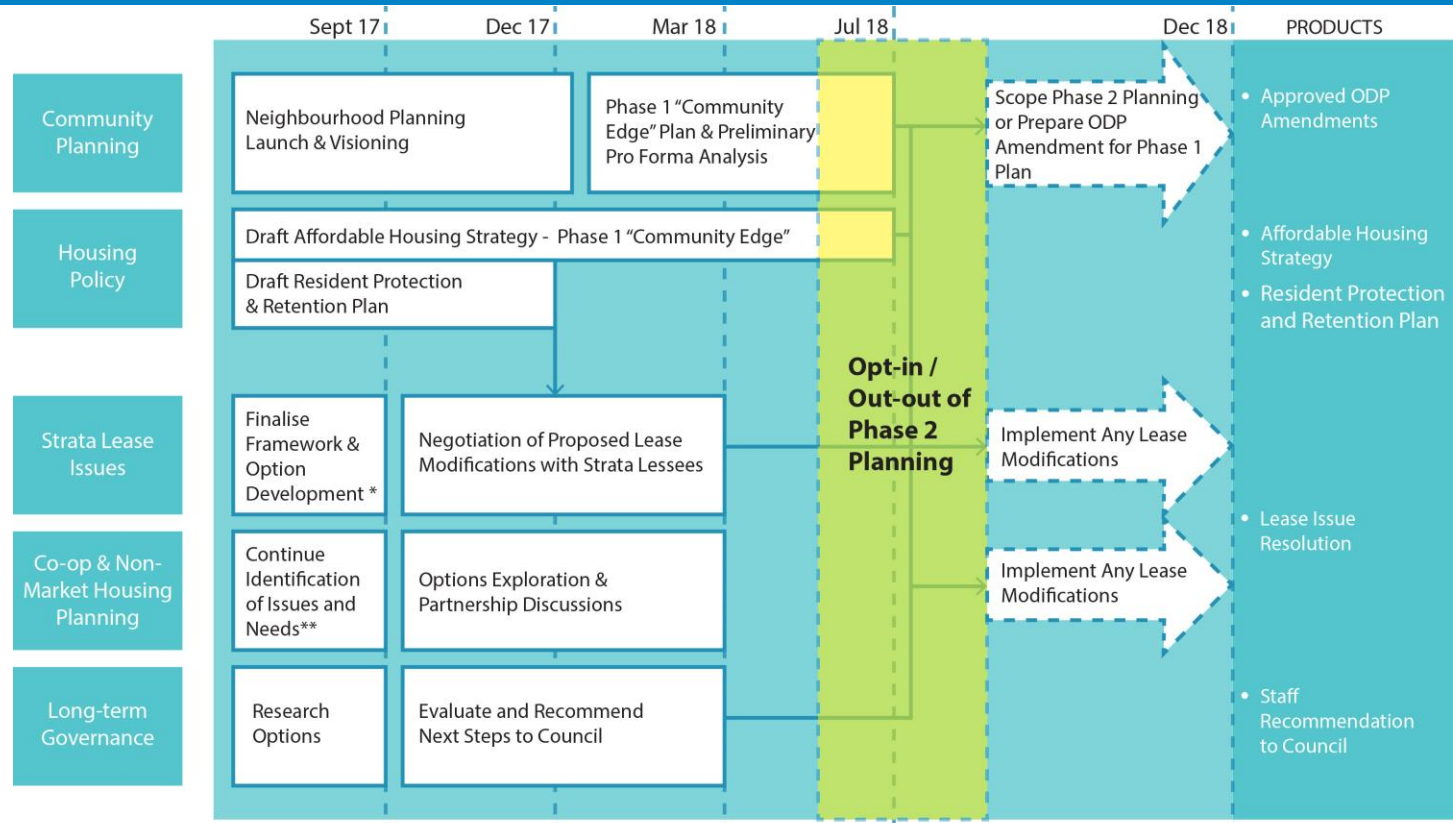
- Strata Leasehold Negotiation
- Building Condition Assessment
- Co-op and Non Market Housing Lease Negotiation

Update

Update

- Neighbourhood planning
- Housing policy
- Strata lease issues
- Co-op and non-market housing planning
- Long-term governance

Background/Context: Work Stream Integration



* Staff will incorporate feedback received from the community before finalizing the framework process for negotiations. Input from strata leaseholders will inform option development.

** The Sustaining Affordable Co-op Housing on City Land report has laid the foundation for upcoming discussions with co-op and non-market housing operators in FCS.

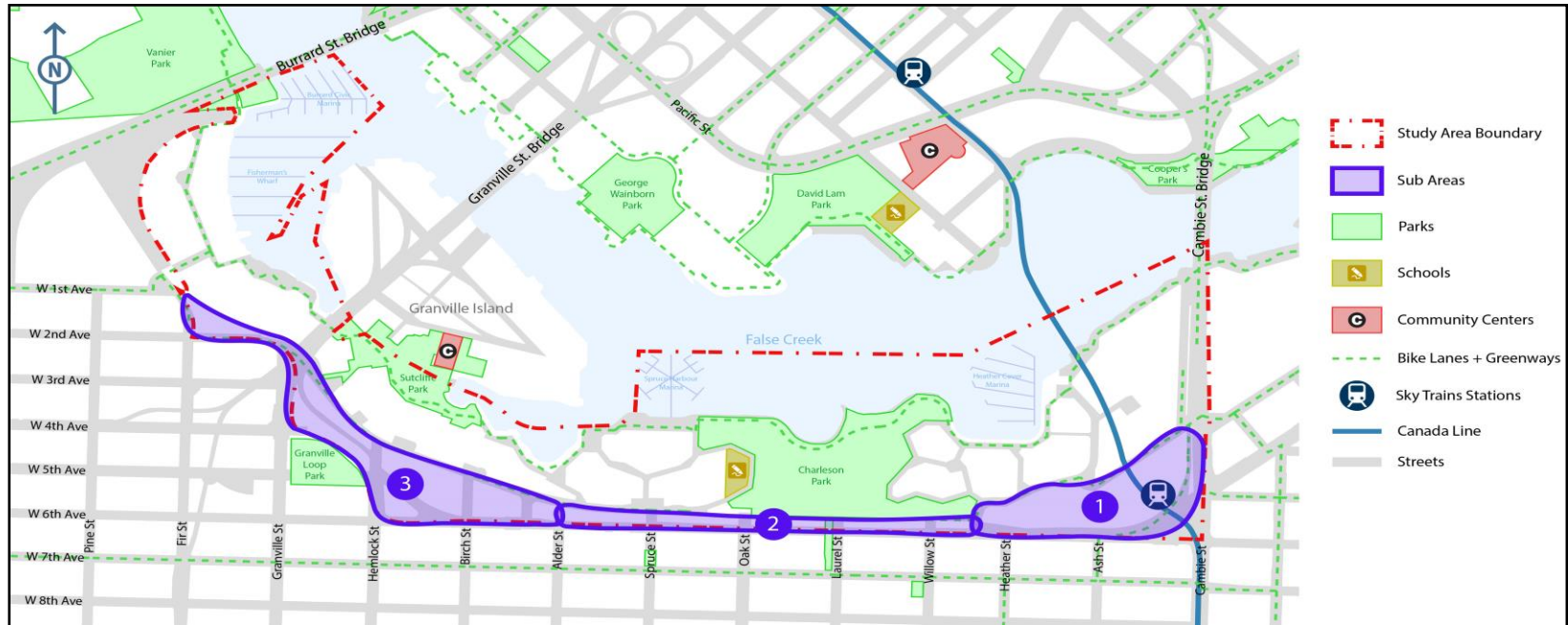
- False Creek South Neighbourhood Association (FCSNA) established 1970s to:
 - Ensure on-going involvement of local community in its governance
 - Represent the interests of the neighbourhood
- *RePlan subcommittee created to engage with the City about lease end issues and enable the community to evolve and diversify *“in a way sustainable for existing residents and the City of Vancouver”*
- Community desire for security of tenure and to work with the City on a new neighbourhood vision

False Creek South – Planning Terms of Reference

- Create **guiding planning principles** for the future of False Creek South that recall the neighbourhood's legacy of **innovation** and set a framework for **compelling and appropriate urban design responses** to current day challenges/aspirations
- Accommodate additional population and **housing choices**, retain affordable housing and explore options for aging in place
- **Improve street environment**, access to Charleson Park, and “knit” neighbourhoods together
- Explore ways to **green** the community
- **Explore an opt-in choice** for tenanted sites to provide choice and timing (addresses uncertainty)
- **Manage pace of change** for existing community

FCS Planning Process: Phased Approach

- Phase 1 “Community Edge” – focus detailed planning in areas in need of greatest planning attention and development of overall neighbourhood planning principles
- Phase 2 – potential expansion of detailed planning subject to a Council decision to extend the planning program





- Context Statement
- Study Area
- Principles (FCS Engagement principles, adopted by Council January 2017)
- Products
- Process and Schedule
- Civic Engagement

Planning ToR: Steps and Products

	<i>Step 1 Launch & Visioning June 2017 - January 2018</i>
<i>Products</i>	<ul style="list-style-type: none">• Draft guiding principles (community-wide)• Challenges and opportunities relating to focus area• Draft housing strategy and resident protection and retention plan
<i>Key Activities</i>	<ul style="list-style-type: none">• Public workshops on on key themes• Public review of planning principles

Planning ToR: Steps and Products

	Step 1 Launch & Visioning June 2017- January 2018	Step 2 Draft Plan February 2018 - July 2018
Products	<ul style="list-style-type: none"> • Draft guiding principles (community-wide) • Challenges and opportunities relating to focus area • Draft housing strategy and resident protection and retention plan 	<ul style="list-style-type: none"> • “Community Edge” Design Options • Draft Financial Strategy • Council Report Update
Key Activities	<ul style="list-style-type: none"> • Public workshops on on key themes • Public review of planning principles 	<ul style="list-style-type: none"> • Design Charrette • Public Review of Options
	Defining opt-in parcels for Phase 2	

Planning ToR: Steps and Products

	Step 1 Launch & Visioning June 2017 - January 2018	Step 2 Draft Plan February 2018 - July 2018	Step 3 Opt-in/Lease Modifications June 2018 - December 2018
Products	<ul style="list-style-type: none"> Draft guiding principles (community-wide) Challenges and opportunities relating to focus area Draft housing strategy and resident protection and retention plan 	<ul style="list-style-type: none"> "Community Edge" Design Options Draft Financial Strategy Council Report Update 	<p>Staff Recommendations:</p> <ul style="list-style-type: none"> Continue planning program (Phase 2) and/or Phase 1 ODP Amendment
Key Activities	<ul style="list-style-type: none"> Public workshops on on key themes Public review of planning principles 	<ul style="list-style-type: none"> Design Charrette Public Review of Options 	
	Defining opt-in parcels for Phase 2		

Area of Focus: Housing

- Significant and diverse existing affordable housing stock
- 60% of residential units on land owned by City
- 1/3, 1/3, 1/3 income mix target (relates to Metro Van income distribution)
- 36% of residential units are non-market and coop housing
- 60% family-friendly (2 bedrooms or more)
- Process for resident protection and retention plan, housing strategy for community edge, and vision for housing in neighbourhood (principles)



- For residents on city-owned land
- Prioritize resident choice and security by identifying relocation housing options both within and outside the neighbourhood, and that are affordable to residents.
- Explore appropriate rehousing options and supports, informed by level of housing need, vulnerability and existing tenure.
- Balance the long-term need for growth and renewal of housing stock in FCS, while protecting existing residents and communities from displacement.
- Provide guidance to other work streams and emerging plans on how to support resident and community retention across city roles (e.g. phased redevelopment requirements).

Work Program - June to Dec 2017:

- Develop a DRAFT FCS protection and retention plan for residents on city-owned land, in consultation with residents, neighbourhood housing operators, city-wide stakeholders, and the land owner.
- Options and analysis informed by existing and emerging CoV tenant protection policies and best practice and case studies in affordable housing renewal on city owned lands





- 23 acres of green space
- Mid-rise and lower scale building design
- Development and public realm opportunities at “community edge”

- ## EXISTING CONTEXT



Engagement Approach:

- Community launch event, walking tours, fall workshops (key themes), open houses, design charrette
- Inclusive of community and city-wide perspectives

Advisory Group Role:

- Advise on engagement
- Advise City staff through critical review/evaluation of planning products
- Reflect diverse perspectives



- Perspectives of local residents, businesses, and community service providers in False Creek South
- Perspectives of local residents of adjacent areas and/or neighbourhoods
- City-wide issues; including
 - History of the area;
 - Affordable housing, including for families with children and young people;
 - Development economics and financing;
 - Urban design/urban planning;
 - Ecological design;
 - Social inclusion and community –building; and
 - Transportation, including active transportation

	Total Budget
Salaries and Benefits	\$413,000
Contingency (15%)	\$140,000
Process Costs (Open Houses, Publicity, Consultancies)	\$482,000
Overheads (Office Space, Supplies, Equipment)	\$28,000
Total by Phase	\$1,063,000



