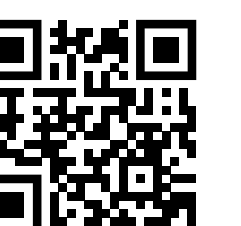
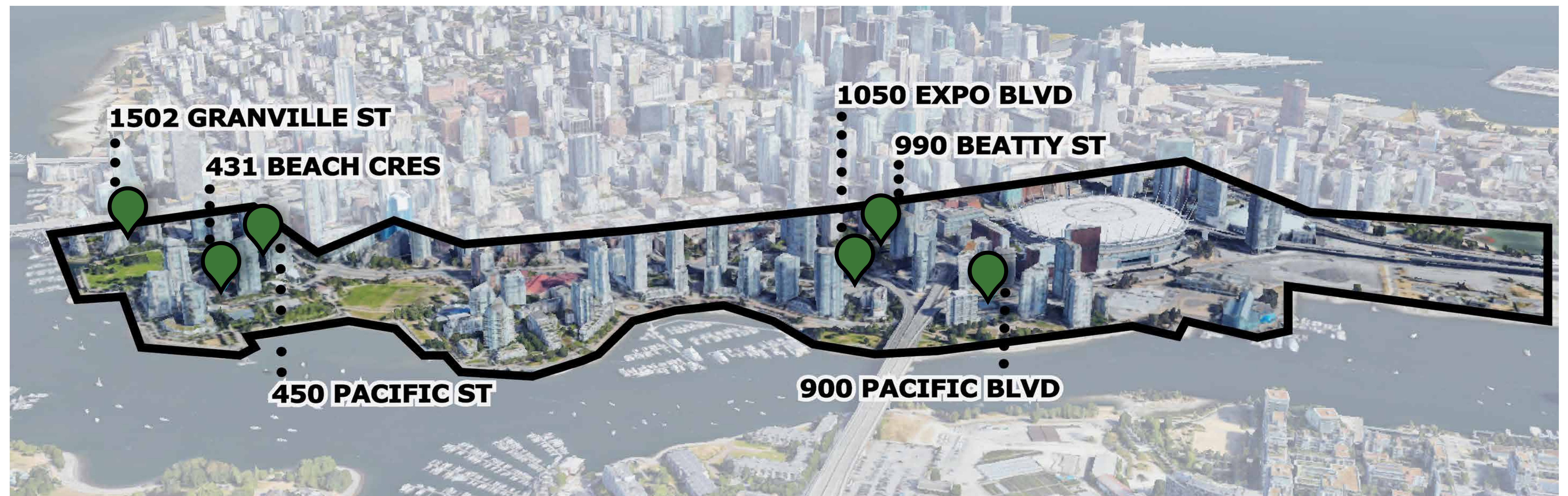


WELCOME!

# False Creek North - Non-Market Housing Planning Information Session

We are here to share information about proposed amendments to the False Creek North Official Development Plan (FCN ODP) and three Zoning By-laws and Design Guidelines to help deliver 661 units or more of non-market housing across three sites in False Creek North.

Your feedback will be summarized and presented to City Council along with staff recommendations.



# Why are we here today?

The City of Vancouver is proposing to amend the False Creek North ODP and three Zoning By-laws and Design Guidelines to help deliver 661 units or more of non-market housing across three sites in False Creek North.

These presentation materials:

- » Summarize the history and development of False Creek North
- » Outline the proposed amendments to the FCN ODP and Zoning By-laws
- » Explain the new non-market housing delivery opportunity and its benefits
- » Illustrate how the three non-market housing sites may look
- » Outline next steps and how you can be involved



## Non-Market Housing (NMH) Delivery in False Creek North

In 1990 when it was originally adopted by City Council, the False Creek North ODP set a target for 20% of all residential units in the area to be delivered as non-market housing. To achieve this, 20 non-market housing sites were identified in the FCN ODP as sites that could be developed as non-market housing when funding became available from BC Housing.

## How can I get involved?



Review the materials on display



Ask questions to City staff



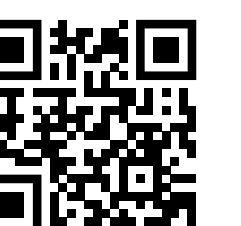
Share your feedback

## What is an Official Development Plan?

An Official Development Plan (ODP) provides guidance and direction in a specific area on a variety of topics (e.g. land use, housing, transportation, public amenities, etc.) and is adopted by Council as a by-law. If a development is proposed that is at variance with the ODP, Council must first amend the ODP at a Public Hearing.

## What is Non-Market Housing ?

Non-Market Housing is Social Housing that is owned and operated by a non-profit housing association or co-operative, or a Government agency. It typically includes a mix of rents and incomes, with a priority for households with incomes below the Provincial Housing Income Limits.



# Which sites are included in the proposed changes?

1 1502 Granville Street



2 431 Beach Crescent



3 450 Pacific Street



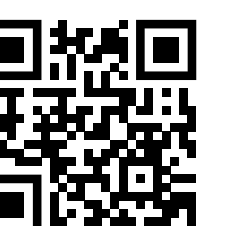
4 1050 Expo Boulevard



5 990 Beatty Street



6 900 Pacific Boulevard



# Housing Approach in the False Creek North ODP

## History of NMH Delivery

To guide the development of False Creek North, in 1990 the City adopted the False Creek North ODP. The ODP provides guidance on land use and housing requirements. The ODP specified the number of residential units by sub-areas and also directed that 20% of residential units in False Creek North be delivered as non-market housing.\*

The False Creek North ODP originally identified 20 non-market housing sites. The ownership of these sites (or subdivided portions thereof) would be transferred from the owner to the City of Vancouver when government funding became available from BC Housing.

**SIX SITES** were funded by BC Housing during the 1990s, delivering 544 units of non-market housing in False Creek North.

**EIGHT SITES** were converted to market housing due to lack of available funding to build non-market housing at the time. In exchange, Concord provided cash-in-lieu payments which helped to deliver non-market housing on other sites in the area. In 2001, BC Housing cancelled various non-market housing funding programs which left six sites undeveloped.

**SIX SITES** remain to be developed and are the subject of the proposed amendments.

**ONE ADDITIONAL SITE** secured through a separate process at 601 Beach Crescent is currently under development and includes 152 non-market housing units.



### Legend

FCN Non-Market Housing Sites:

- Constructed
- Converted
- Undeveloped
- Under Development

*\*Note: Due to changes to funding models and the delivery of additional market housing over the last thirty years, the ODP has been amended and currently requires that 11.05% of all residential units consist of non-market housing.*



# New Non-Market Housing delivery opportunity in FCN

## The Agreement

In 2022, the City of Vancouver and Concord Pacific (the owner of the non-market housing sites) entered into an agreement to:

- » facilitate the delivery of non-market housing on the remaining non-market housing sites,
- » contribute \$110M (from Concord Pacific to the City) which the City will allocate towards the implementation of the new NEFC street network.

The implementation of the agreement requires ODP and by-law amendments that are subject to consideration at a Public Hearing and City Council approval.

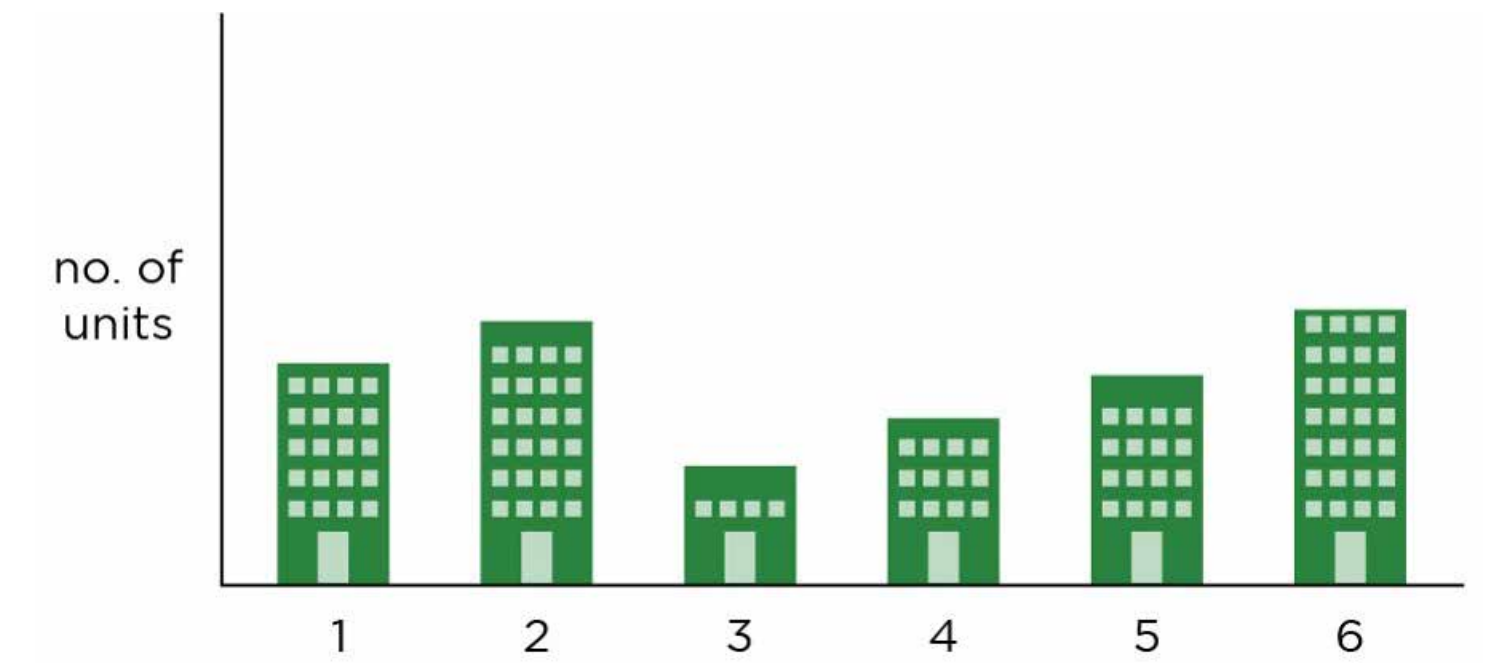
## What is being proposed?

The City of Vancouver is proposing to amend the False Creek North ODP and three Comprehensive Development Zoning Districts (CD-1 By-laws 324, 366 and 422). The proposed amendments would change the use of three sites from non-market housing to market housing and enable more non-market housing units on the three remaining sites than originally allocated for all six sites.

If the proposed by-law amendments are approved, Concord Pacific would retain three market sites for the development of market housing at the density originally permitted. The other three sites would be transferred to the City of Vancouver and a minimum of 661 new non-market housing units would be built under a unique funding opportunity between the City, Concord Pacific and the Province (BC Housing). This would fulfill the final phase of non-market housing delivery envisioned in the False Creek North ODP.

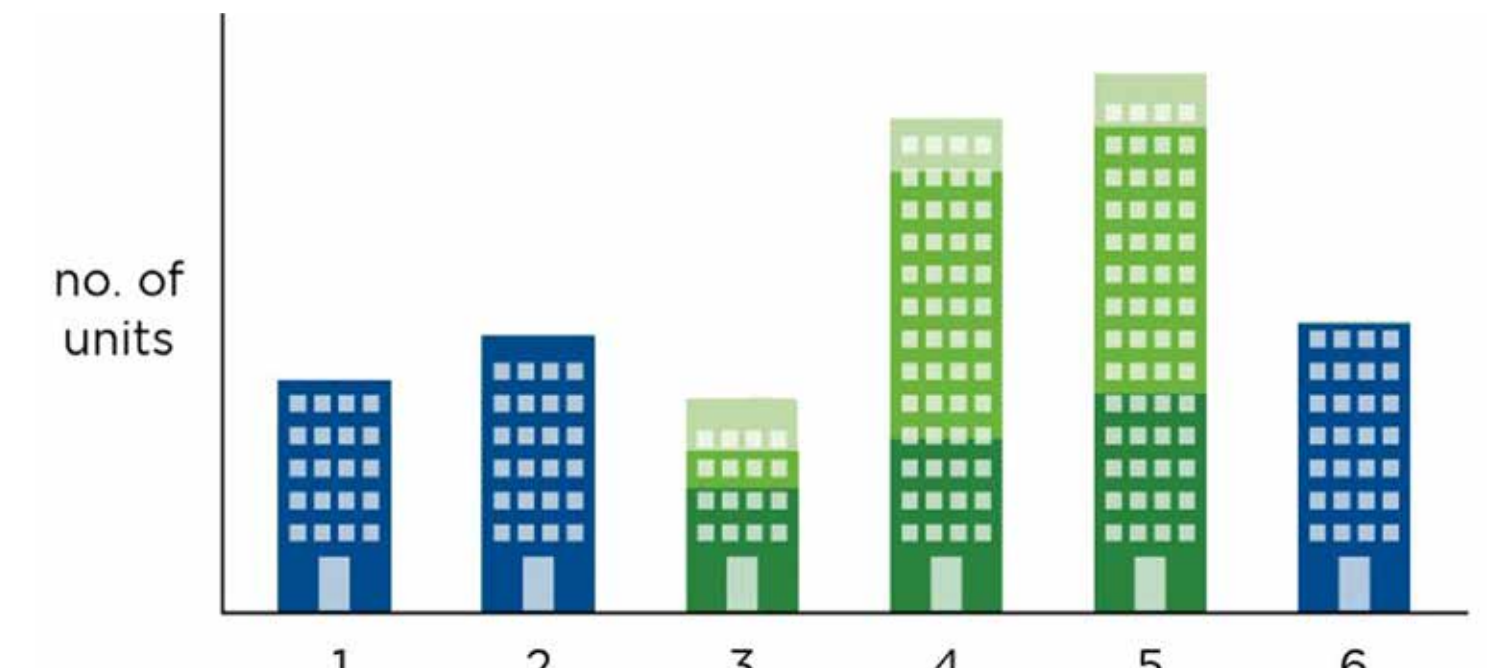
## Under the Current FCN ODP

- » The False Creek North ODP currently requires 598 units of non-market housing on the **six sites** identified in green.
- » Market housing is not currently permitted on any of the **six sites**.



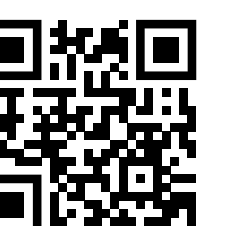
## How the FCN ODP is proposed to change

- » Sites **1, 2 and 6** are proposed to be converted from non-market housing to market housing with no increase in density.
- » The non-market housing requirements from sites **1, 2 and 6** are proposed to be reallocated to sites **3, 4 and 5**.
- » In addition, the ODP requires all new or converted market housing to provide 20% of residential floor area as non-market housing. The additional non-market units required as a result of the conversion of sites **1, 2 and 6** to market housing will be added to sites **3, 4 and 5**.
- » This increases the minimum number of non-market housing units to 661, to be delivered on sites **3, 4 and 5**.



### Legend

Non-Market Housing Market Housing



# History



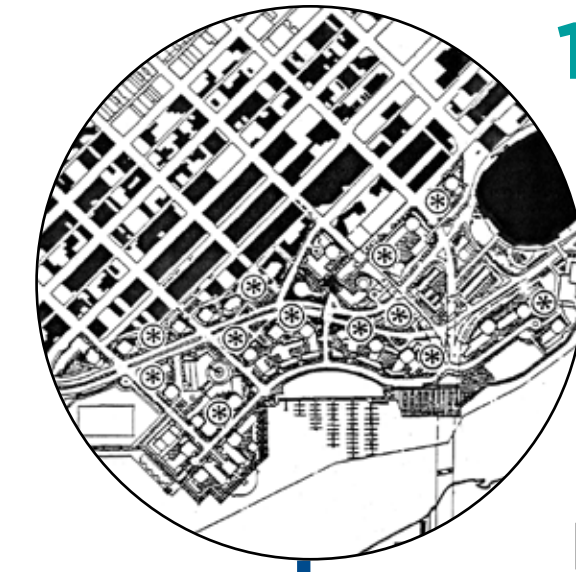
## Time immemorial — First Nations Homelands

Since time immemorial, False Creek has been part of the unceded traditional homelands of the Musqueam, Squamish, and Tsleil-Waututh Nations. The area was used for fishing, hunting and harvesting by the Nations. Each had their own relationship to the area, including their own names and uses for the lands and resources.



## Early 1900s — Industrialization of False Creek and the surrounding area

Rapid industrialization of False Creek and surrounding area occurred through the first half of the 20th Century. Significant growth and two world wars fueled demand for lumber, meat, goods and ships, all of which passed through False Creek by rail or water.



## 1990 — Official Development Plan

To guide the area's redevelopment, the City developed the False Creek North Official Development Plan (FCN ODP). The ODP provides guidance on various aspects of development, including: land use, phasing, marinas, transportation, views, and non-market housing sites.



## 2010s — Planning for Viaducts Removal and the Northeast False Creek (NEFC) Plan

In 2018, City Council approved the NEFC Plan. The Plan includes removal of the seismically-vulnerable viaducts and replacement with a new street network; homes for 10-12,000 new residents (including affordable housing for ~3,300 people); 32 acres of parks and open spaces, a pedestrian waterfront supporting major events and entertainment functions; new employment space (6000-8000 jobs), restoration of Hogan's Alley blocks, including affordable housing and other community benefits; and a wide variety of other public benefits. In addition, the City, Concord Pacific and BC Housing entered into a Memorandum of Understanding setting out their collective intention to deliver the remaining non-market housing in FCN.



## 1886 — CPR Arrival

The Canadian Pacific Railway (CPR) decided to locate its western terminus in Vancouver, turning the one-block long logging outpost known as Granville into a city linked to the rest of Canada.



## 1980s — Expo 86

In 1980 the Provincial Government purchased the CPR rail yards on the north shore of False Creek. The rail yards would become the location of Expo 86 - a World's Fair that attracted over 22 million visitors to Vancouver. Most of the rail yards and structures were demolished, except the Roundhouse which was restored and repurposed into a pavilion for the fair. The north shoreline of the creek was rebuilt to accommodate the fair grounds and pavilions.



## 1988 — Post Expo 86

In 1988 the Province sold the Expo Lands to Concord Pacific for development. With the Province in charge of soil remediation, the City regulating land use, and Concord Pacific as the developer - this was the start of the three-party relationship that still exists today.



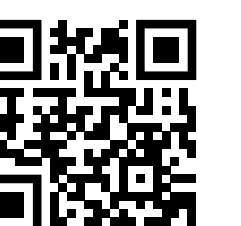
## 1990s/2000s — Development of False Creek

In the years following the adoption of the FCN ODP, Concord Pacific steadily developed the area with residential, commercial and office uses. Through the 1990s, sites identified for non-market housing were built-out with provincial government funding, delivering 544 units of non-market housing in the area. In 2001, the provincial government cancelled the funding programs that were needed to facilitate delivery of the non-market housing, leaving the remaining sites in limbo.



## 2022 — Agreement with Concord Pacific

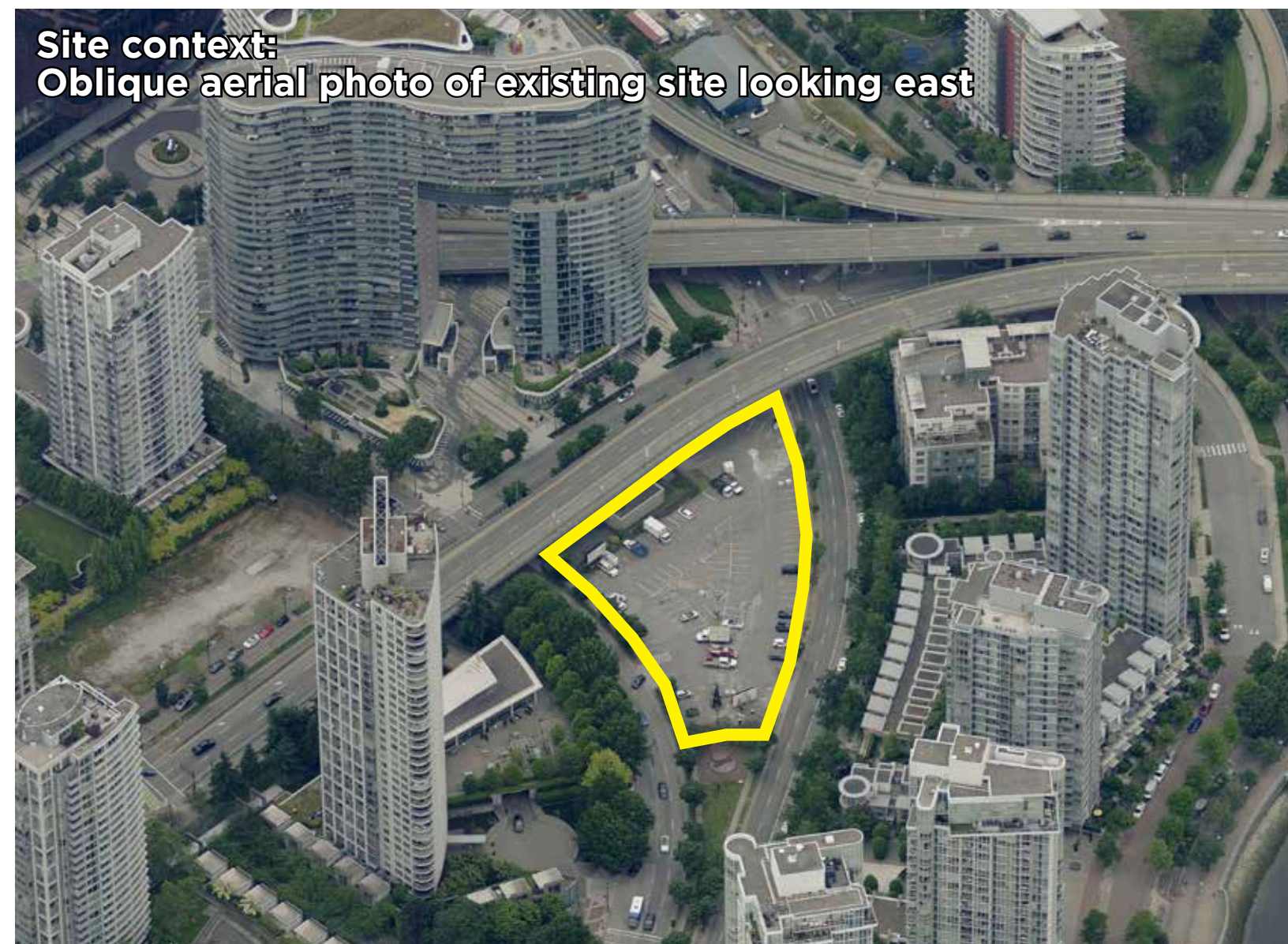
The City of Vancouver and Concord Pacific signed an agreement to facilitate the development of the remaining non-market housing in FCN.



# What might the three City-owned sites look like?

## 1050 Expo Boulevard

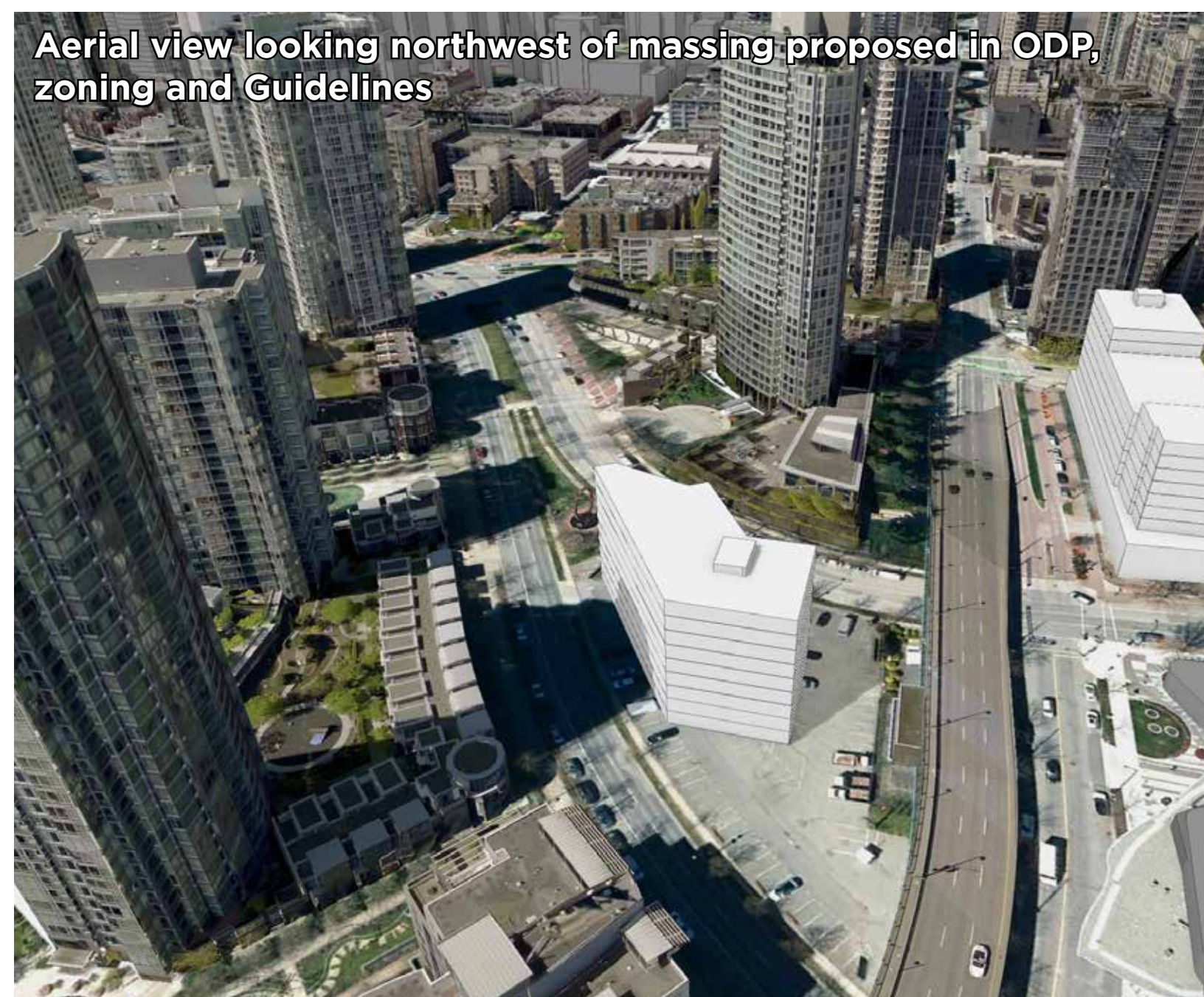
### Today:



**Site Area:**  
3,870 sq. m  
(41,657 sq. ft.)

**What's there today:**  
Surface parking lot

### Existing FCN ODP / Guidelines:



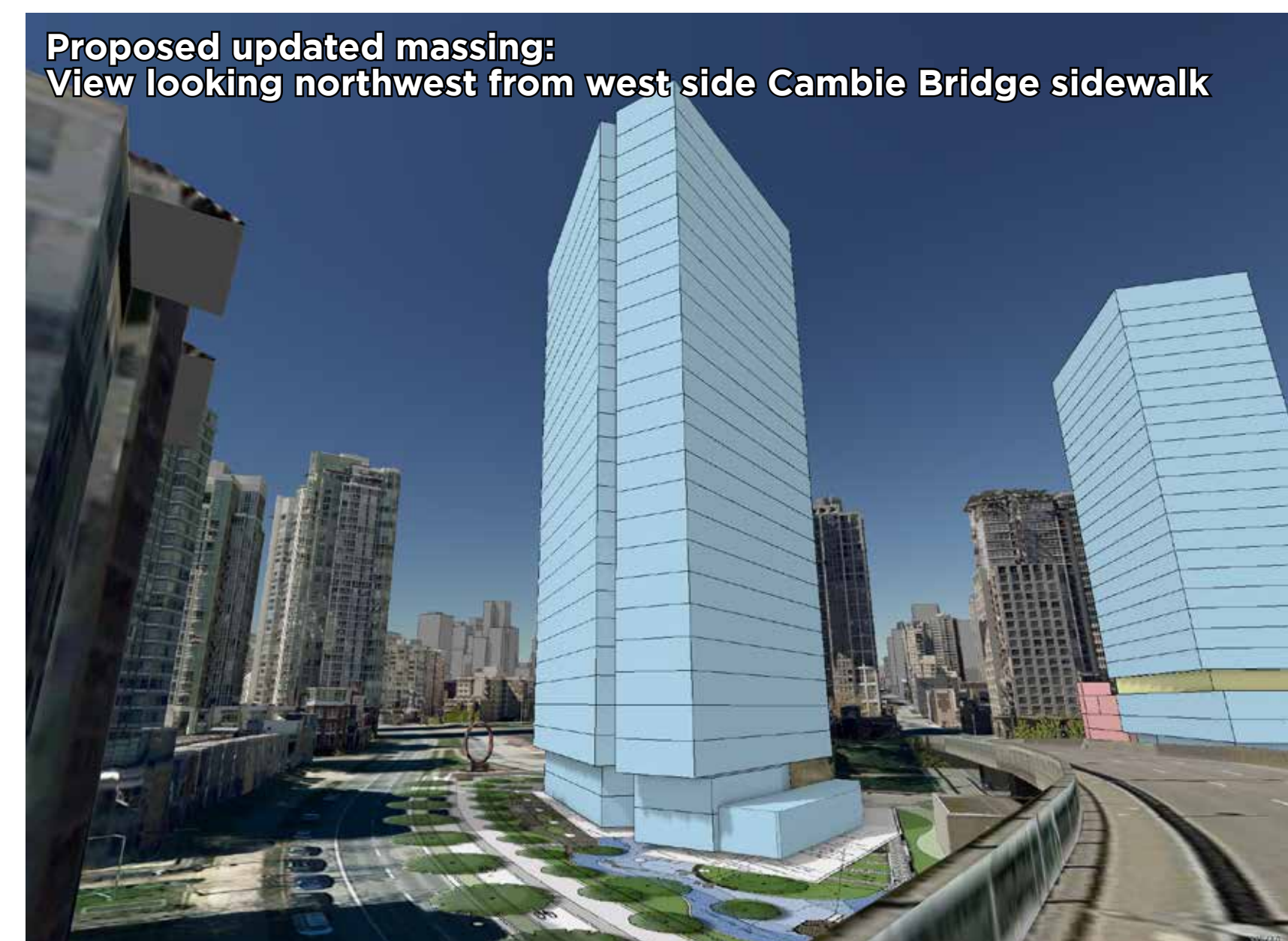
**Uses:**  
Non-market housing

**Storeys:**  
Up to 8 storeys (mid-rise building)

**Height:**  
Maximum height of 91 m (298 ft.)

**Floor Area:**  
Approximately 8,427 sq. m (90,708 sq. ft.)

### New Proposal:



### Statistics

#### Uses / Floor Area:

**Non-Market Housing:**  
23,661 sq. m  
(254,680 sq. ft.)

**Storeys:**  
29 storeys

**Height:**  
88.1 m (289 ft.)

**FSR:**  
6.1

#### Total Units:

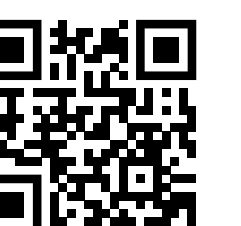
296

#### Unit Breakdown:

Studio: 108  
1-Bedroom: 69  
2-Bedroom: 91  
3-Bedroom: 28

**Percentage of Family Units:**  
40%

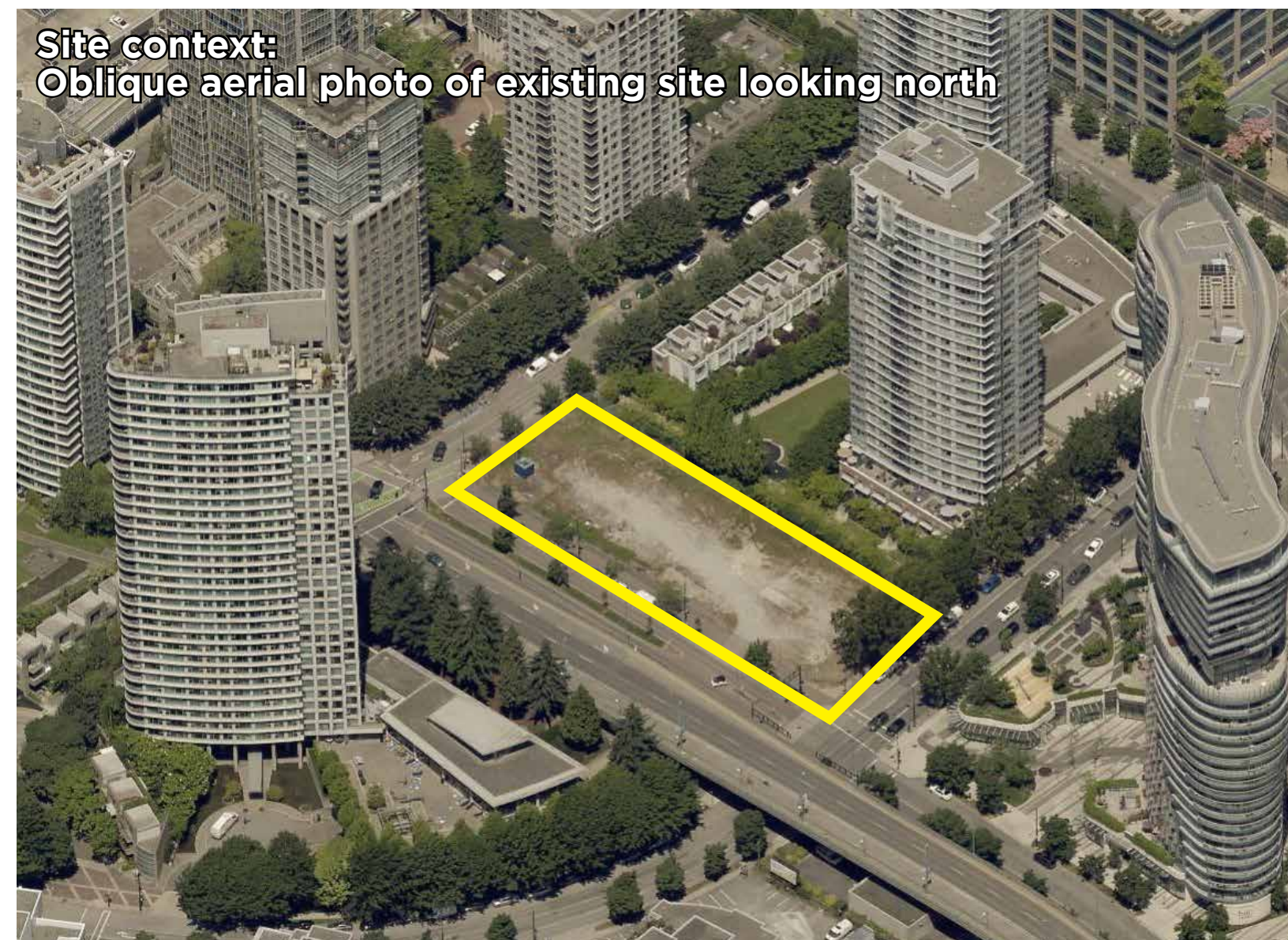
*NOTE: the images show possible massing opportunities and are for illustrative purposes only.*



# What might the three City-owned sites look like?

## 990 Beatty Street

### Today:



**Site Area:**  
2,882 sq. m  
(31,024 sq. ft.)

**What's there today:**  
Vacant gravel lot

### Existing FCN ODP / Guidelines:



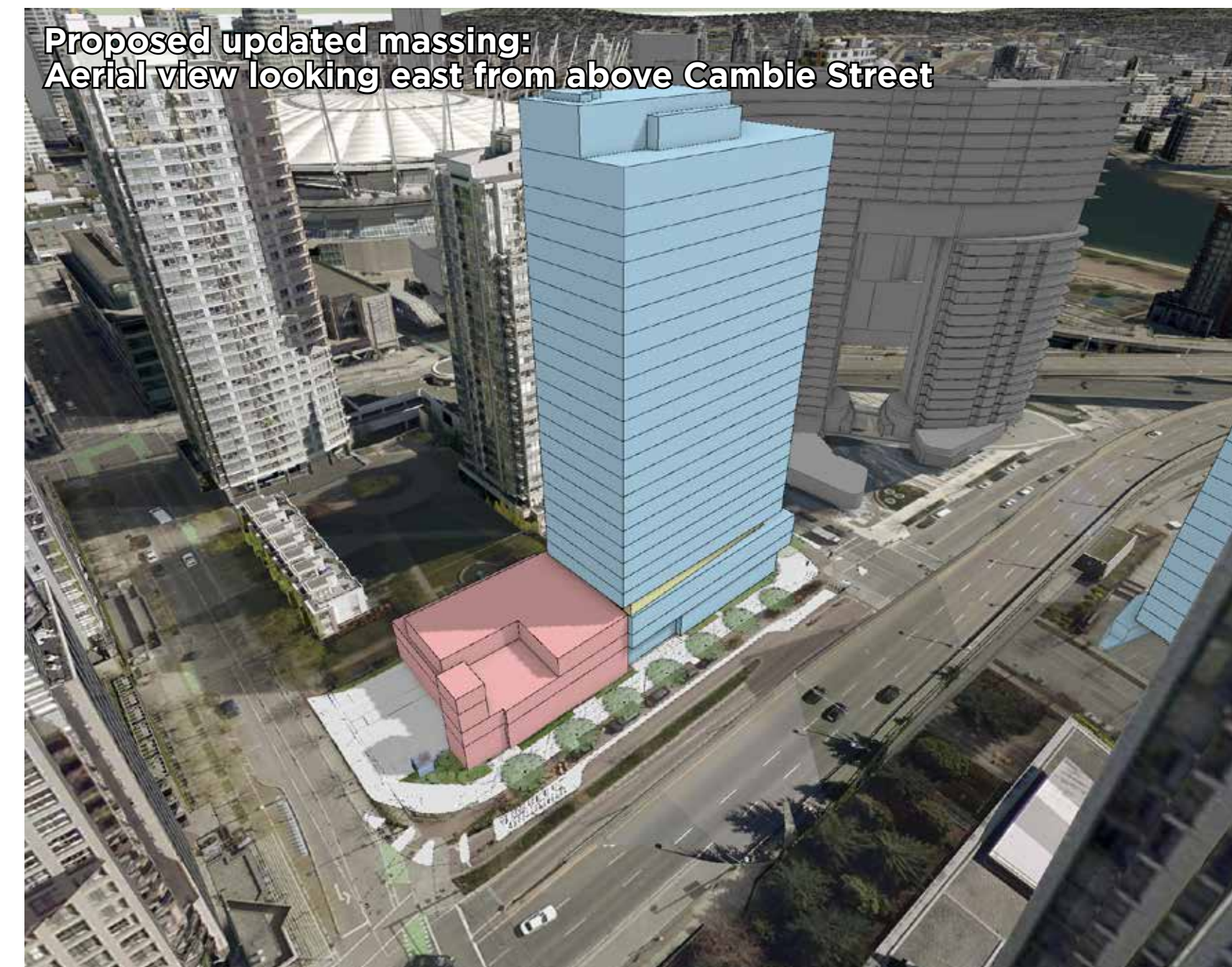
**Uses:**  
Non-market housing

**Storeys:**  
15 storeys

**Height:**  
Maximum height of 91 m (298 ft.)

**Floor Area:**  
Approximately 16,246 sq. m (174,872 sq. ft.)

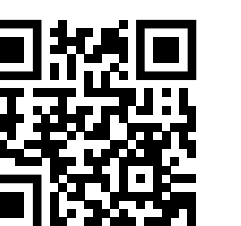
### New Proposal:



### Statistics

<b>Uses / Floor Area:</b>	<b>Total Units:</b>
<b>Non-Market Housing:</b> 19,253 sq. m (207,237 sq. ft.)	288
<b>44-Space Child Day Care Facility:</b> 582 sq. m (6,265 sq. ft.)	<b>Unit Breakdown:</b>
<b>Fire Hall:</b> 1,665 sq. m (17,922 sq. ft.)	Studio: 98
<b>Total:</b> 21,500 sq. m (231,424 sq. ft.)	1-Bedroom: 88
<b>Storeys:</b> 28 storeys	2-Bedroom: 98
<b>Height:</b> 85.3 m (280 ft.)	3-Bedroom: 4
<b>FSR:</b> 7.5	<b>Percentage of Family Units:</b>
	35%

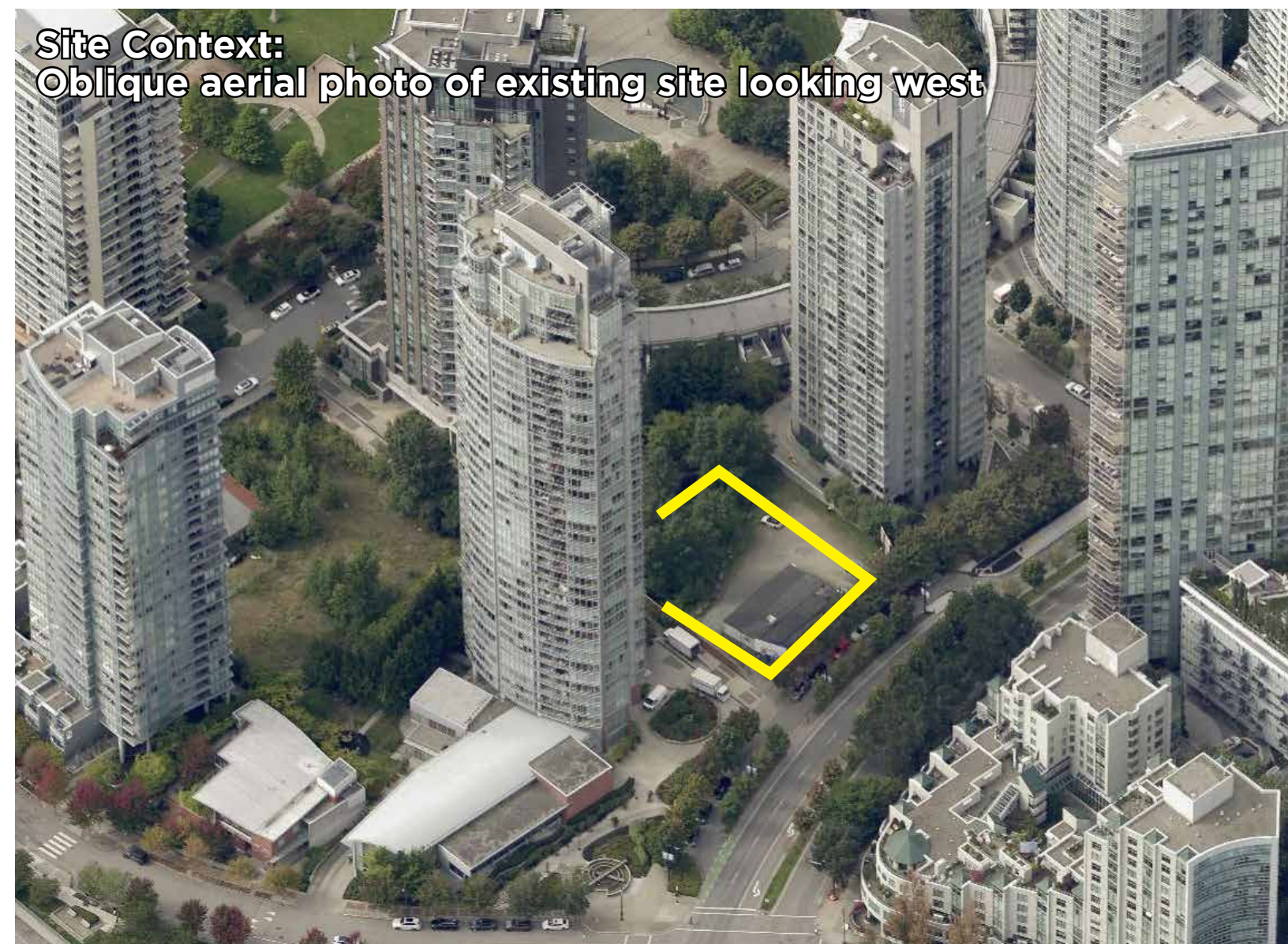
NOTE: the images show possible massing opportunities and are for illustrative purposes only.



# What might the three City-owned sites look like?

## 450 Pacific Street

Today:



**Site Area:**  
1,997 sq. m  
(21,496 sq. ft.)

**What's there today:**  
Temporary one-storey trailer and utility shed

Existing FCN ODP / Guidelines:



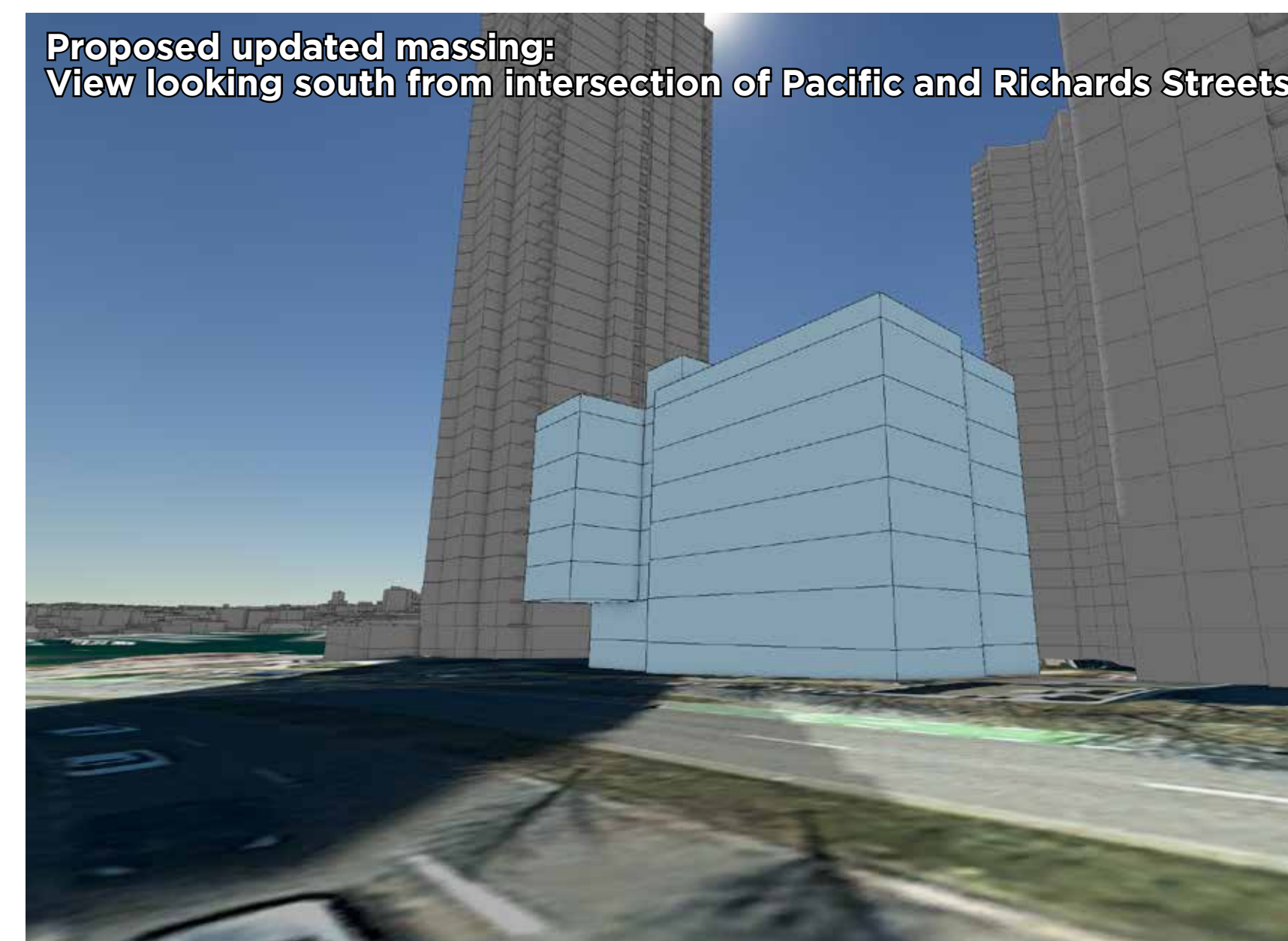
**Uses:**  
Non-market housing

**Storeys:**  
Up to 8 storeys (mid-rise building)

**Height:**  
Maximum height of 110 m (360 ft.)

**Floor Area:**  
Approximately 5,168.5 sq. m. (55,633 sq. ft.)

New Proposal:



Statistics

**Uses / Floor Area:**  
**Non-Market Housing:**  
7,504 sq. m (75,921 sq. ft.)

**Storeys:**  
7 storeys (mid-rise building)

**Height:**  
22.45 m (74 ft.)

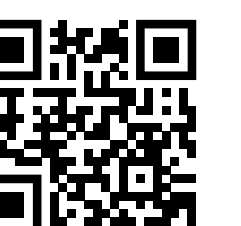
**FSR:**  
3.5

**Total Units:**  
90

**Unit Breakdown:**  
Studio: 30  
1-Bedroom: 26  
2-Bedroom: 23  
3-Bedroom: 11

**Percentage of Family Units:**  
38%

NOTE: the images show possible massing opportunities and are for illustrative purposes only.



# What are the benefits of this approach?



## 1. At least 661 non-market housing units

The non-market housing delivery opportunity and proposed amendments to the FCN ODP and Zoning By-Laws unlock the near-term delivery of a minimum of 661 non-market housing units which meet or exceed the City's definition of social housing.



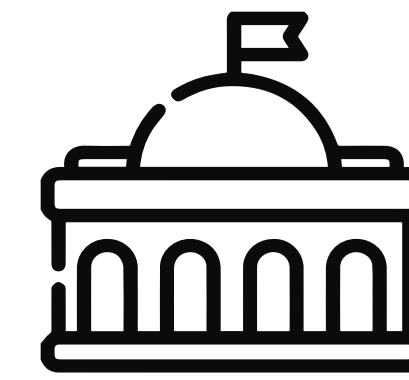
## 2. Building more diverse, affordable, and family housing options

To meet the needs of our growing population and ensure the City remains vibrant and diverse, it's important that we have an affordable and varied supply of housing. These sites in False Creek North are an important part of that solution.

This proposal enables the creation of new housing to help meet the City's Housing Vancouver targets to ensure a diversity of incomes and household types in the City.

The proposal targets 40% of all non-market housing units for families. Subject to Provincial funding approval, affordability targets include:

- » 20% at shelter and pension rate;
- » 50% below Housing Income Limits; and
- » 30% at Low End of Market.
- » Additional deepened affordability for women fleeing violence and Indigenous people.



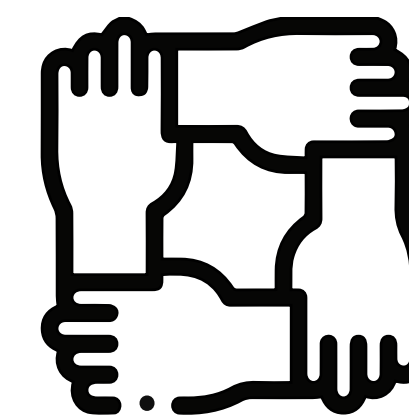
## 3. Working with other levels of government to fund non-market housing

The City is working with BC Housing to fund much needed non-market housing. The new delivery model exceeds the total number of non-market housing units currently identified in the False Creek North ODP and completes the obligations for this area.



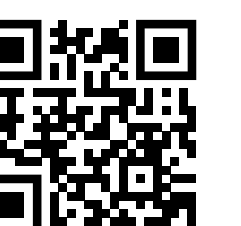
## 4. Community benefits

The proposal also includes a new fire hall, a new child day care facility and significant public realm upgrades to accompany the non-market housing units. In addition, Concord Pacific will make a \$110M cash contribution to the City, which the City will allocate toward delivery of the NEFC Public Benefits Strategy, including the new street network and removal of the viaducts.



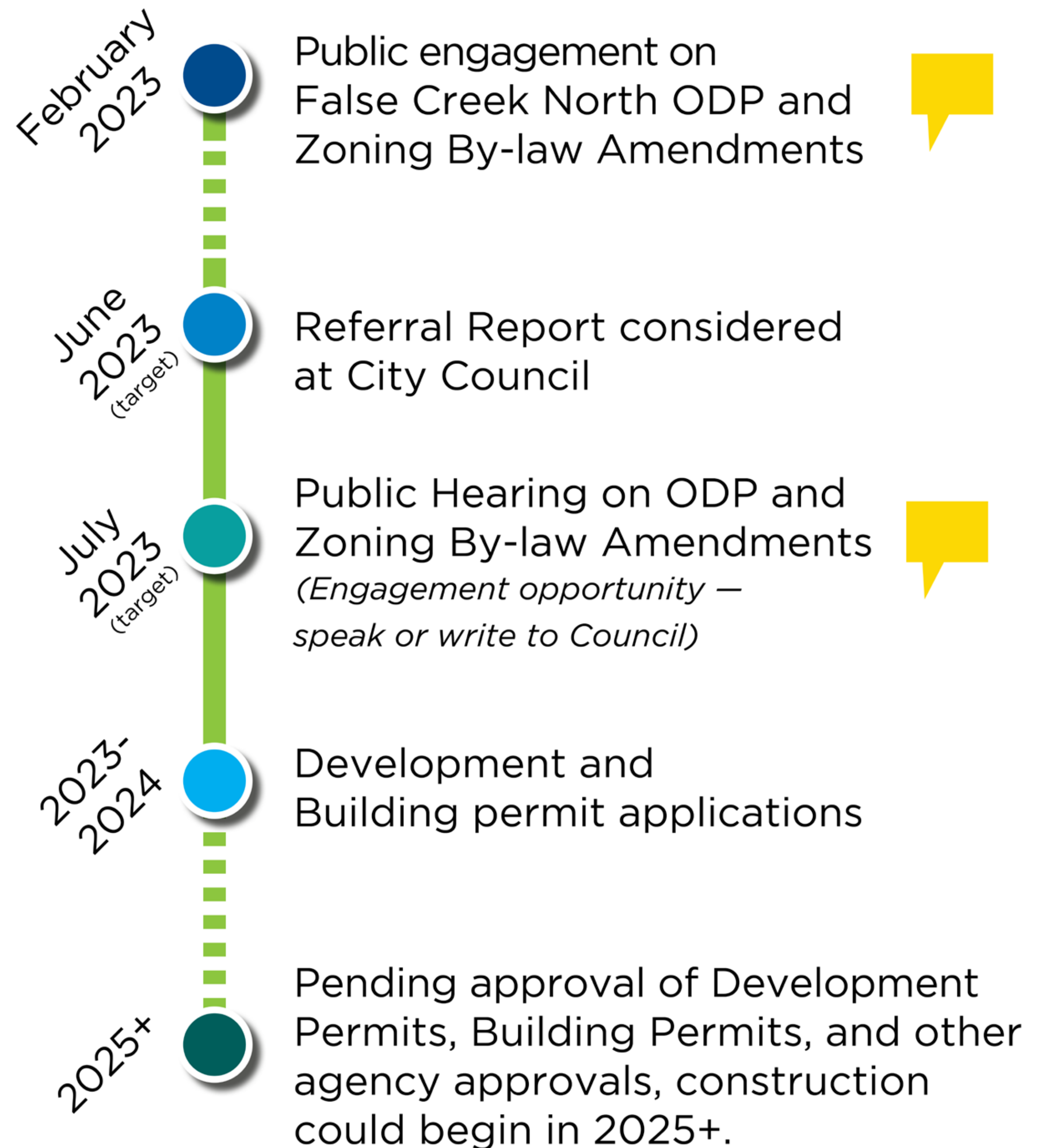
## 5. Complete communities

This is a significant opportunity to integrate new non-market housing in close proximity to employment, services, amenities and rapid transit. The new delivery opportunity will enable the development of six vacant gravel lots which have remained undeveloped for over 40 years, and help strengthen False Creek North as a complete, inclusive and affordable neighbourhood.



# Next Steps

## Timeline



\*\*\*Opportunities to provide feedback

## What's next after today?

The City's Non-Market Housing and Development Operations (NMHDO) group will continue to work closely with BC Housing to develop preliminary designs for 450 Pacific Street, 990 Beatty Street and 1050 Expo Boulevard. All 3 sites are required to deliver high-quality architecture, high standards of environmental sustainability, and demonstrate a good fit with the neighbourhood.

If City Council approves the amendments to the FCN ODP and Zoning By-laws, Development Permit applications will be required. The Development Permit process will include further opportunities for public consultation on building design.

## What do you think?

Staff read and record every comment we receive and present a summary to City Council. Comments can be submitted any time throughout the process.

## Let us know!

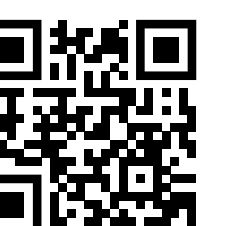


Fill out a written comment sheet

or



Submit online feedback at:  
[www.shapeyourcity.ca/](http://www.shapeyourcity.ca/)



# Streets and Connectivity

## Overview

The Georgia and Dunsmuir Viaducts are aging, seismically vulnerable and need to be replaced.

The proposed complete street network will provide improved efficiency and resiliency, focusing on a new two-way Georgia Street that connects to a new two-way Pacific Boulevard.

Street Design:

- » is designed for all ages, abilities and modes of travel. Comfortable, inclusive access for people walking, cycling, taking transit and persons with mobility challenges is integral to the design.
- » supports a vibrant public life that encourages a walking culture, healthy lifestyles and social connectedness.
- » meets the vehicle capacity needs of the future, including transit, emergency services and goods movement.



Illustrated Plan of new street network

## Principles



Accessibility



Adaptability and Resiliency



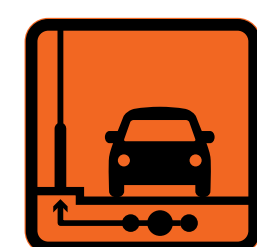
Character



Environmental Sustainability



Experience and Place-Making



Integrated Utilities



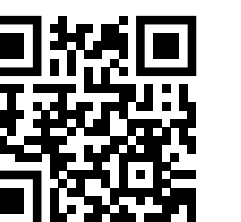
Permeability/Connectivity



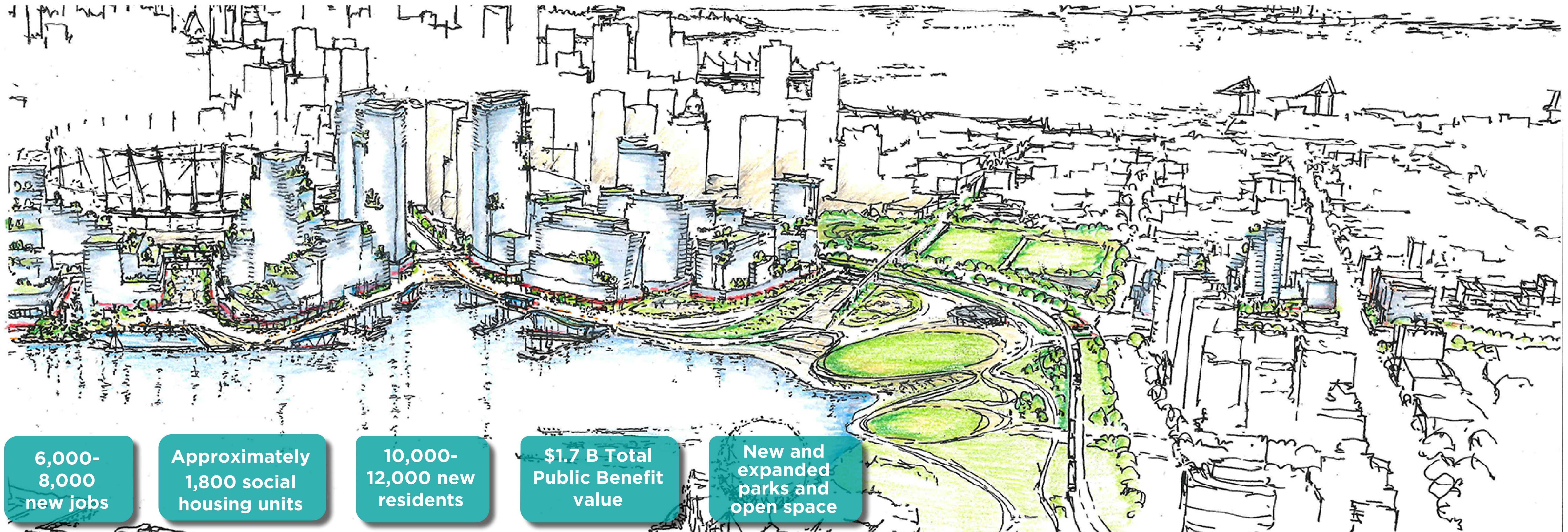
Public Life



Safe and Inclusive



# Northeast False Creek Plan Summary



6,000-8,000 new jobs

Approximately 1,800 social housing units

10,000-12,000 new residents

\$1.7 B Total Public Benefit value

New and expanded parks and open space

## Vision

People are what make a great community. As the last remaining piece of large undeveloped land in the downtown along the False Creek Waterfront, Northeast False Creek provides an opportunity to embrace the rich culture and history of the area; local assets and access to water, to create a new vibrant and resilient community that represents a step forward in city-building and a step towards reconciliation.

The replacement of the Viaducts presents an opportunity to achieve:

- » steps towards reconciliation with the Musqueam, Squamish and Tsleil-Waututh Nations and cultural redress with Chinese Canadians and the Black Community
- » great streets and seismic resiliency funded through development
- » an improved transportation network
- » a new iconic waterfront district
- » a substantial gain in public amenities
- » new community facilities
- » new childcare facilities
- » a larger Creekside Park and revitalized Andy Livingstone Park
- » contribution towards retention and restoration of nearby heritage buildings

