

Welcome

Thank you for your participation in the discussion about the future of the False Creek South lands.

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x^wməθk^wəyəm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations.





What is this engagement about?

The City of Vancouver is seeking public input about how 80 acres of City-owned lands in False Creek South could potentially be used to help address the housing crisis, and contribute to achieving other priorities such as accelerating action on climate change, increased focus on equity and critical social issues and protecting and building the local economy.

This engagement explores the future of these lands, for the next 50 years and beyond, balancing the interests of current neighbourhood residents with those of all Vancouver residents who own this land.

What's Next?

The city-wide public engagement period runs from February 1 to 28. We will use your feedback to help inform long-term decisions about the City-owned lands in False Creek South. In the short term we will also be compiling what we hear into an engagement summary report which we will post on our website. Public input from this engagement will also inform the City's broader Vancouver Plan.

Ways to Participate

From February 1 to 28, you can:



Visit shapeyourcity.ca/FCSLands to learn more and complete a survey



Learn more, ask questions and provide feedback during an online information session and Q&A Wednesday, February 17 or Thursday, February 25



Email FalseCreekSouthLands@vancouver.ca



Share this opportunity with your networks



About False Creek South



About False Creek South

1970s



Today

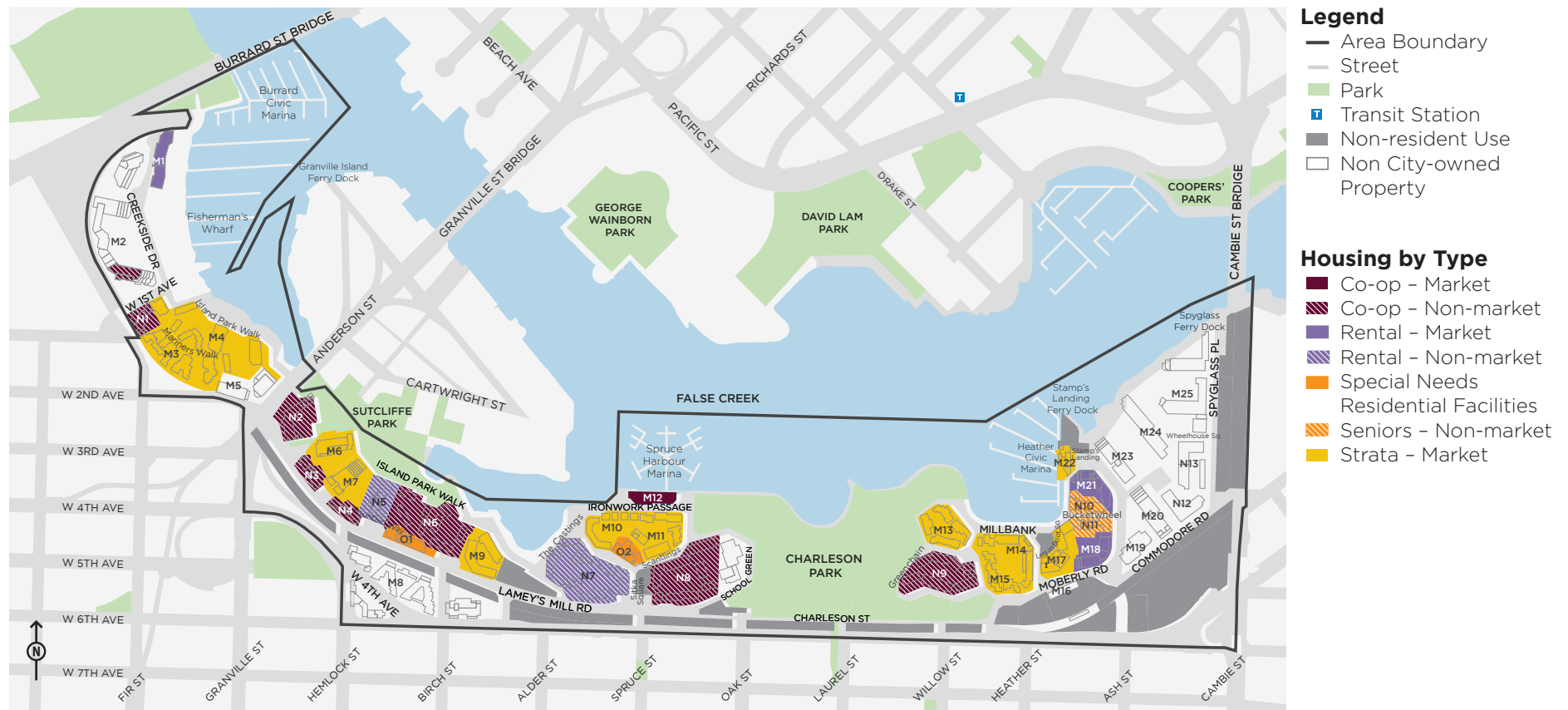


False Creek South is a unique waterfront community that became a model for progressive urban planning in the 1970s, when the City transformed industrial land into a neighbourhood known for its abundance of open space and innovative design.

The False Creek South neighbourhood is located between the Cambie and Burrard Street bridges on the south shore of False Creek, excluding Granville Island and Senakw.

The City of Vancouver owns and manages 80 acres of this land on behalf of Vancouver citizens. The rest of the land is either privately owned or owned by other levels of government.

Current Housing Types



Current Housing Types Continued

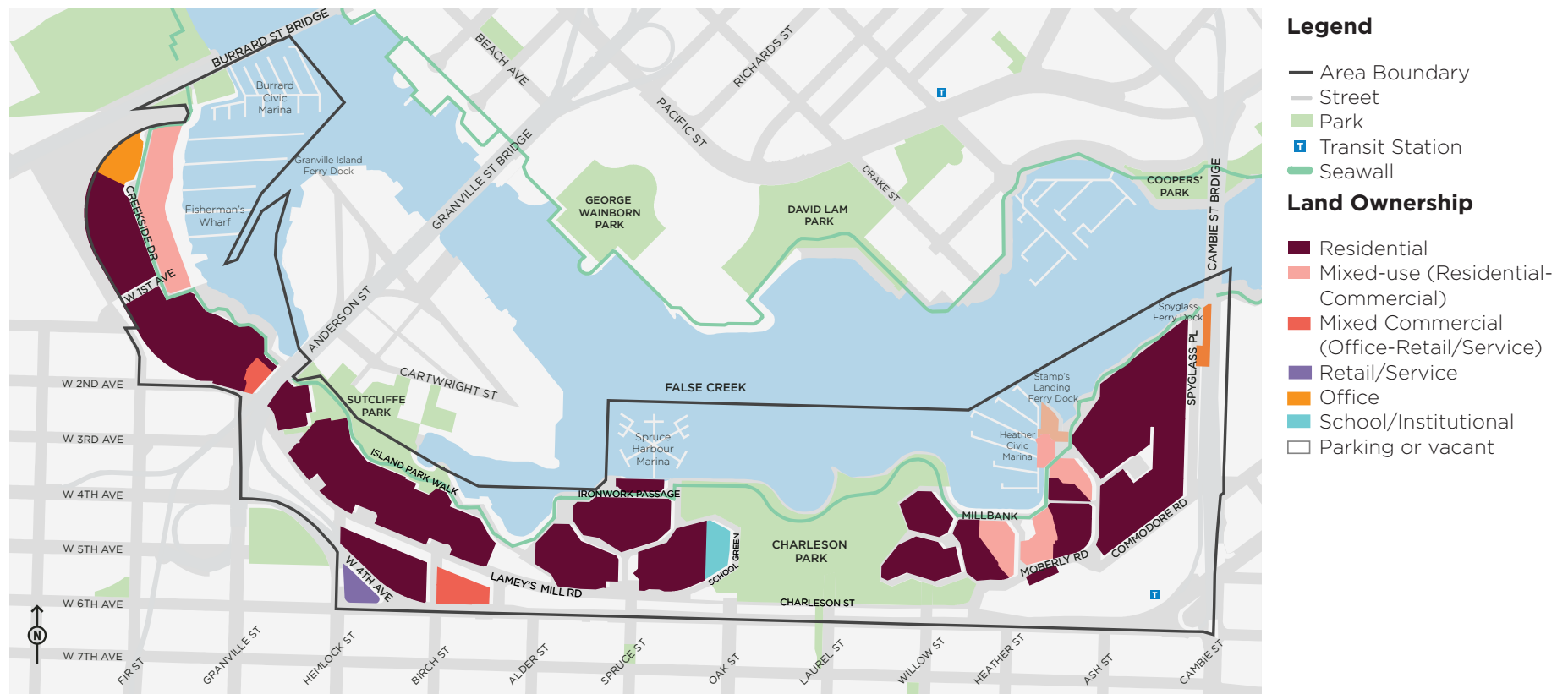
False Creek South is a primarily residential neighbourhood, with approximately 1,800 units on leased City-owned lands. Most of the leases expire between 2036 and 2046. While there has been new housing built and proposed around False Creek in the past two to three decades, no new housing has been built in the False Creek South neighbourhood since the 1980s.

The City leases its land for about an equal mix of market and non-market housing. Housing types include:

- Leasehold strata (townhouses and condos)
- Co-op housing
- Non-market rental (including seniors housing)
- Social housing
- Long-term care homes



Other Current Land Use



Public land in False Creek South includes 22 acres of park and three kilometres of seawall, as well as three marinas (two of them Vancouver Park Board marinas). There are also a number of mixed developments, including four mixed residential-commercial buildings, as well as an elementary school.

Demographics

Today, False Creek South's population makes up about one per cent of Vancouver's population. Compared to Vancouver's population overall, the median age of those living in False Creek South is higher than the city's average, median household income in False Creek South is also higher than the average, the number of families with children is lower, and the proportion of those who identify as a visible minority is lower.



2016 Census Data: False Creek South and Vancouver Overall

False Creek South

5,597

Population

54.3

Median Age

17%

Visible Minority

\$78,176

Median household incomes

13%

Pop. in low income household

Vancouver

631,486

Population

40.7

Median Age

52%

Visible Minority

\$65,327

Median household incomes

19%

Pop. in low income household

* Source: 2016 Statistics Canada Census

Why are we engaging now?

With most leases expiring in the next 15 to 25 years, the City has a responsibility to consider potential long-term use of its lands to help address priorities, such as Vancouver's housing crisis.

The City manages these lands on behalf of all Vancouver citizens, so it's important that we hear from everyone. Also, current residents are seeking more clarity from the City regarding the future of their leases. In exploring the future of these lands for the next 50 years and beyond, the City will strive to balance the interests of current neighbourhood residents with those of all Vancouver residents who own this land.



Opportunities for the future



Exploring the future of False Creek South Lands

The City is exploring the future of these lands, for the next 50 years and beyond, balancing the interests of current neighbourhood residents with those of all Vancouver residents who own the land. Considerations include:

- How City-owned lands in False Creek South could potentially help address priorities in the best interests of all Vancouver residents, such as helping to address the housing crisis, stimulate the economy, improve equity and critical social issues, and accelerate action on climate change.
- Clarifying potential future uses for False Creek South lands for residents and businesses located on these City-owned lands.
- Ensuring decisions concerning the future of City-owned lands are financially responsible.



Vancouver's housing crisis

Vancouver is facing a housing crisis; the lack of housing that is more affordable to a range of incomes is making it hard for many people and families to live, work and build a future here.

The City is looking at many opportunities to address this crisis, such as potentially using City-owned land, including portions of the 80 acres in False Creek South, to create additional housing options that are more affordable to a range of incomes.

Approach to exploring housing options

The City's approach to exploring more housing options on City-owned lands in False Creek South would be based on:

- Retaining public ownership of the lands
- Treating those with homes on land leased from the City in False Creek South fairly
- Respecting the original vision for False Creek South as an affordable, diverse neighbourhood
- Potentially phasing in a new vision for City-owned lands in False Creek South, over time



Opportunity to address Vancouver's housing crisis

Using some of the City-owned lands in False Creek South could be an option to help address Vancouver's housing needs. Housing types could include:

- **Purpose-built rental** – buildings built and designed expressly for long-term rental accommodation
- **Family housing** – units with two or more bedrooms
- **Seniors housing** – units for seniors over 55 or those close to 55 with a disability
- **Workforce housing** – units for working people making low to moderate incomes in proximity to their workplace
- **'Missing middle'** – diverse housing options, such as townhouses, duplexes, fourplexes, cottage courts, and multi-family apartment buildings that fill the gap between single-family homes and higher density apartments
- **Co-op** – non-profit, often subsidised housing controlled by resident co-op members who have a vote in decisions concerning the operation and maintenance of their building
- **Social housing** – rental buildings with rent amounts that are subsidized, making it more possible for people with lower incomes to find housing they can afford
- **Accessible and adaptable housing** – housing that is accessible to people of all ages and abilities
- **Indigenous housing** – housing available to Indigenous families and individuals

What does this mean for current leaseholders?

Leaseholders are seeking clarity about the future of City lands in False Creek South.

The Provisional Resident Protection and Retention Plan (RPRP), approved by Council in 2018, seeks to support local residents through any changes to City-owned lands, such as minimizing displacement, providing alternative housing options, and providing advance notice and transparency.



Other priorities

In addition to housing, City-owned lands in False Creek South present a potential opportunity to help address other priorities, such as:



Use City-owned lands in False Creek South to test innovative urban planning and sustainability practices that can be replicated in other neighbourhoods



Create an equitable, diverse, and inclusive community



Plan for rising sea levels and shoreline stability



Enhance park space



Use City-owned lands to provide new entertainment and cultural spaces



Increase sustainable transportation choices, such as walking, cycling, electric vehicles and mobility devices, and transit



Help reduce greenhouse gas emissions (GHGs)



Advance the City's Reconciliation efforts, working with Musqueam, Squamish and Tsleil-Waututh Nations and urban Indigenous partners



Create jobs and economic opportunities

Next steps

We will use your feedback to help inform long-term decisions about the City-owned lands in False Creek South.

In the short term we will also be compiling what we hear into an engagement summary report which we will post on our website. Public input from this engagement will also inform the City's broader Vancouver Plan.





Share your thoughts



We want to hear your views about options for the future of City-owned lands in False Creek South. Your participation will help shape our city for the benefit of current and future generations.



We encourage you to provide your comments via a short survey, available at shapeyourcity.ca/FCSLands or by sending an email to FalseCreekSouthLands@vancouver.ca by February 28, 2021.

We want to hear from you!

We want to hear your views on questions in the Talk Vancouver survey, which include:

How important is it for the City to explore options to create additional housing that is affordable to a range of incomes in this location? What types of housing are most important?

For potential housing options, do you have views on phasing in new housing? Should market housing be used to pay for more non-market and affordable housing units?

Other than housing, what other priorities do you think should be addressed?

Overall, with the expiry of most land leases taking place in 15 to 25 years, should the City explore the potential opportunity to increase affordable housing options, and address other public priorities, in False Creek South?