



False Creek South Population Data:

Portrait of A Model Community

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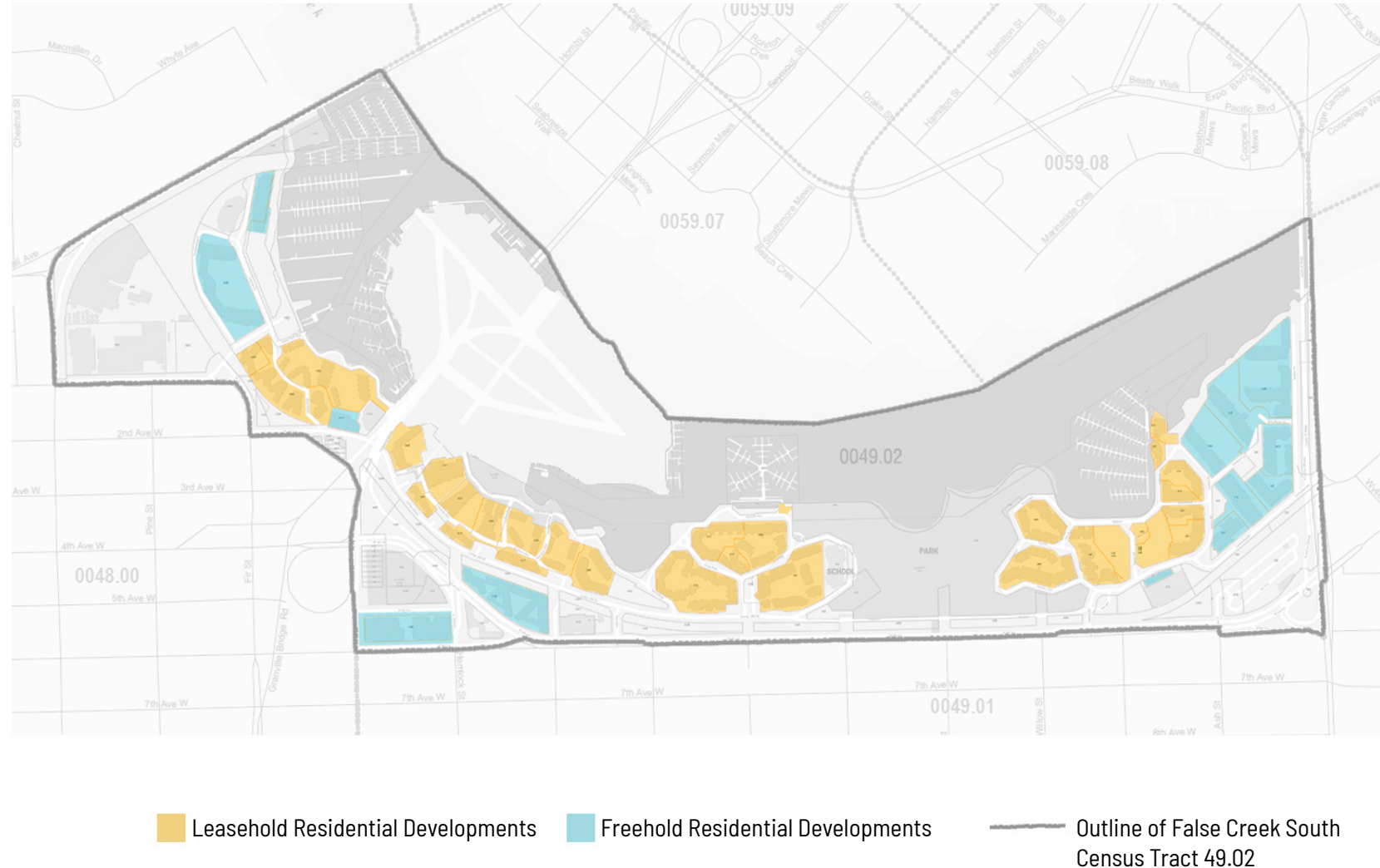
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True Statistics - False Creek South

False Creek South was developed by the three levels of government in the 1970s from an industrial past to a model residential community with region-serving recreational amenities.

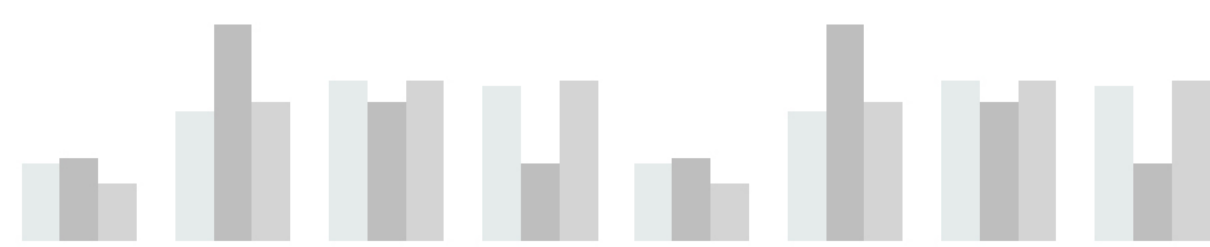
This document presents separate demographic data for land leased from the City and freehold land in the neighbourhood. This allows us to view the City-owned area as a controlled experiment which has successfully achieved and maintained the primary goal of an income mix of 1/3 each of low, middle and higher income households. It allows for comparison with development on nearby freehold land as well as the City as a whole.

It is often challenging to secure accurate data for neighbourhoods in Vancouver. This is because Statistics Canada census boundaries do not correspond to meaningful neighbourhoods and subareas. The RePlan Committee of the False Creek South Neighbourhood Association has worked with Statistics Canada, and obtained separate 2016 census data for the leasehold and freehold residential lands within the census tract covering False Creek South (CT 49.02). Those “True Statistics” are presented in this document.



As the first chart indicates, 64% of the leasehold in False Creek South is made up of non-market and rental housing. It is significantly different from the nearby freehold land that is made up of 86% market strata units. The following pages will demonstrate that the freehold units house fewer families with children and more residents with higher incomes (only 6.6% of freehold seniors are low-income compared to 15.2% of leasehold seniors).

Unfortunately, the City's Community Profile for False Creek South uses census tract (CT 49.02) data that combines both leasehold and freehold lands. More importantly, this same misleading information was included as background to the Citywide Survey that was carried out to help determine the future of the leasehold neighbourhood from the perspective of the City as land owner. It was also used in several other written reports and commentaries to Council and the public.



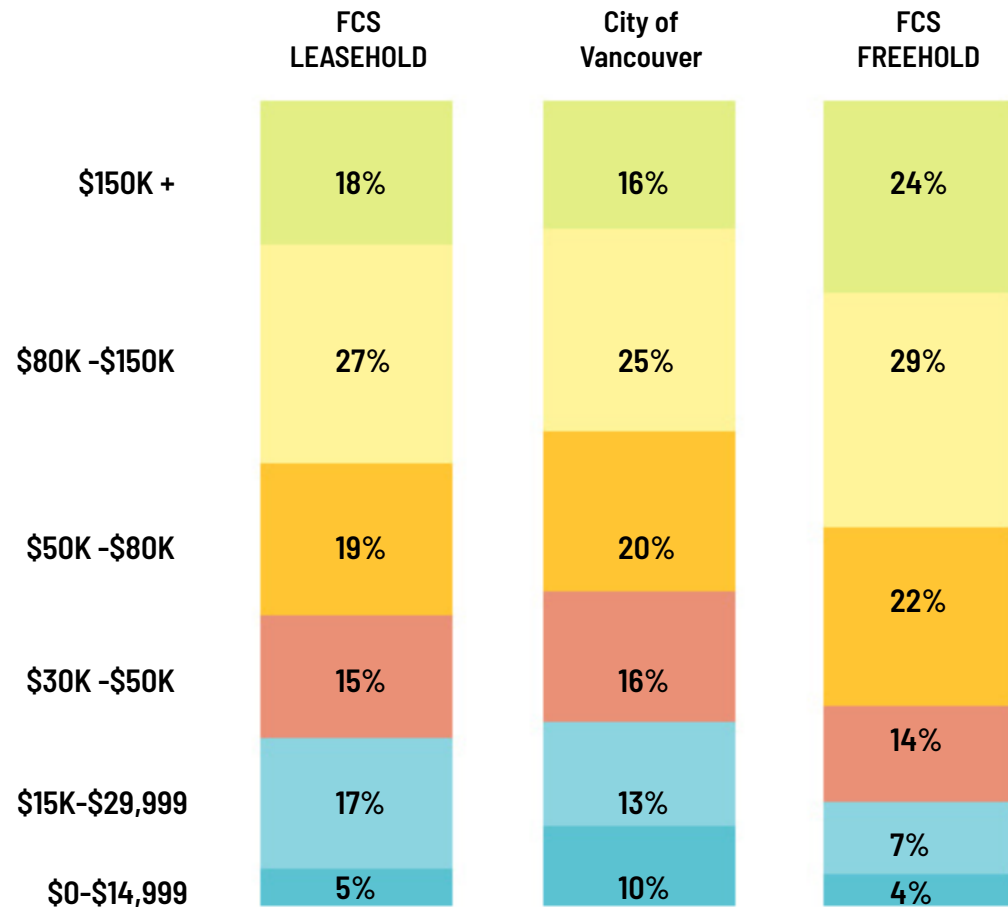
2016 Residential Population: (CT 49.02):			
	Leasehold	Freehold	Total
	3235	2730	5965
Residential Units by Tenure Type (CT 49.02):			
	Leasehold	Freehold	Total
Strata	672 (36%)	1356 (86%)	2028
Non-market co-operative	517 (27%)	84 (5%)	601
Non-market rental	210 (11%)	96 (6%)	306
Market rental	155 (8%)	39 (2%)	194
Care facilities	138 (7%)		138
Non-market seniors	108 (6%)		108
Liveaboard	81 (4%)		81
Total:	1881	1575	3456

(TABLE 1)

INCOME

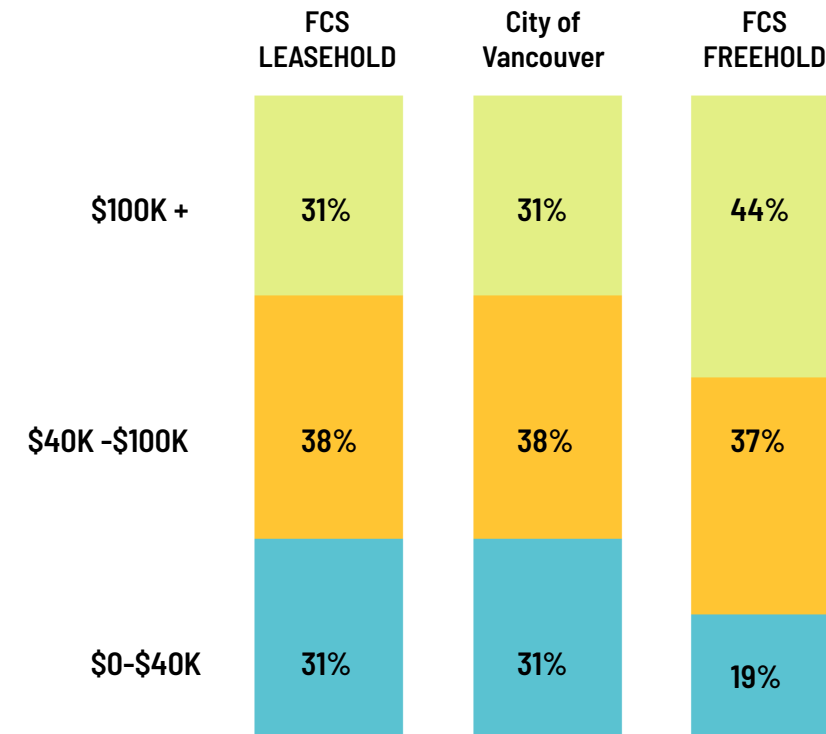
Household Income Distribution - 6 Bands (TABLE 2)

Same income bands used in the current Housing Vancouver Strategy



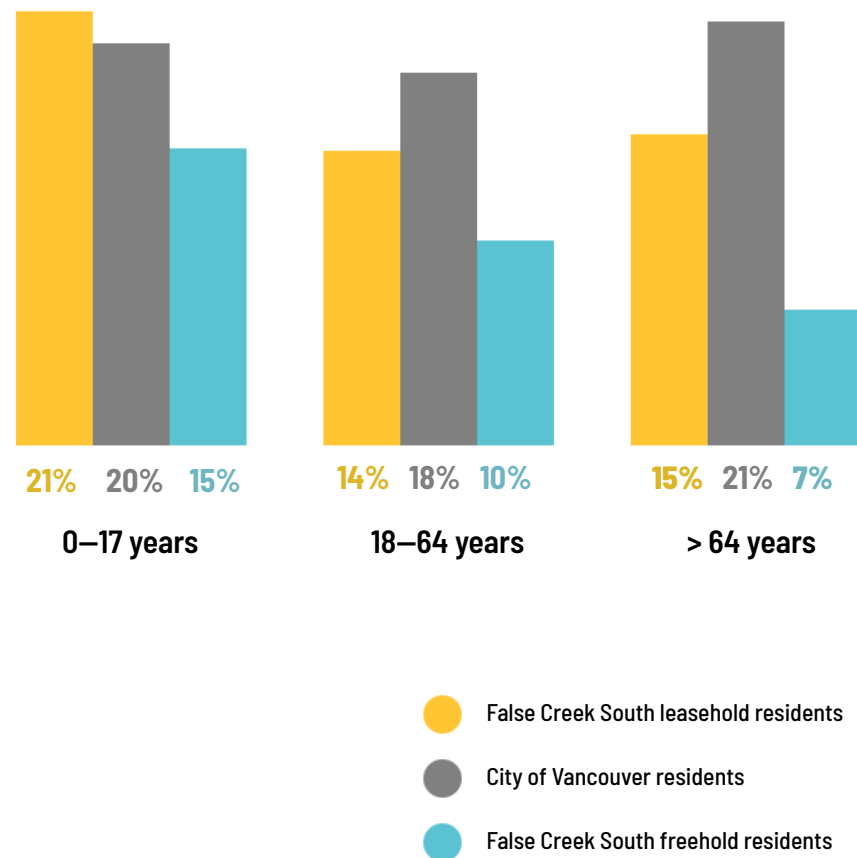
Household Income - 3 Bands (TABLE 3)

Same income bands used in the City of Vancouver's 2017 False Creek South Community Profile



INCOME

% of Residents that are Low Income by Age Group*
(TABLE 4)



* calculated from the after-tax low income measure; this measure was used in the City of Vancouver’s 2017 Community Profile and 2021 Fact Sheet for False Creek South

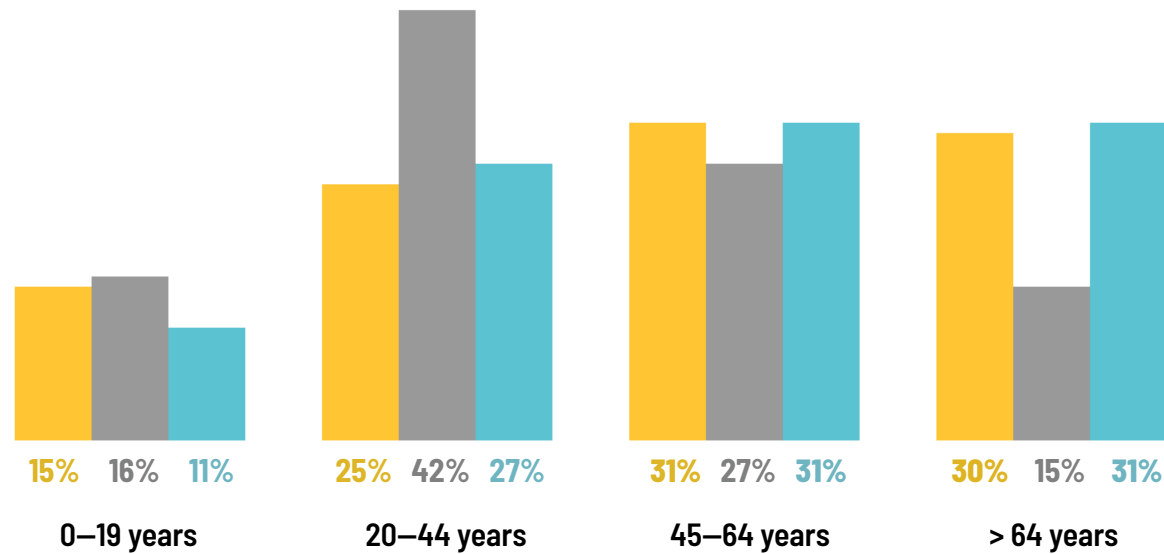
Median Private Household Income (TABLE 5)



Note: The City published incorrect information stating that the median household income on the City’s leasehold lands was \$74,027 and on the freehold lands was \$78,234. This was the result of the City’s incorrect mapping of City lands when it commissioned data from Statistics Canada.

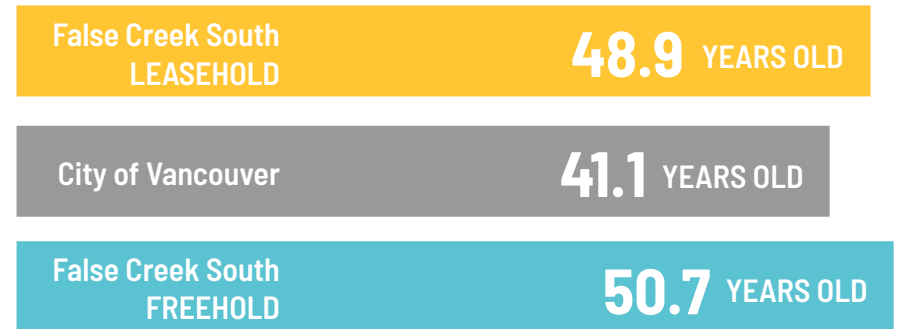
AGE

Current Residents' Ages (TABLE 6)



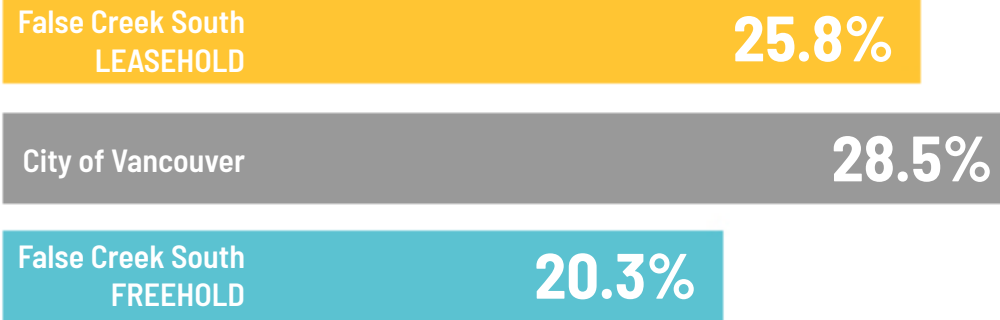
- False Creek South leasehold residents
- City of Vancouver residents
- False Creek South freehold residents

Average Resident's Age (TABLE 7)

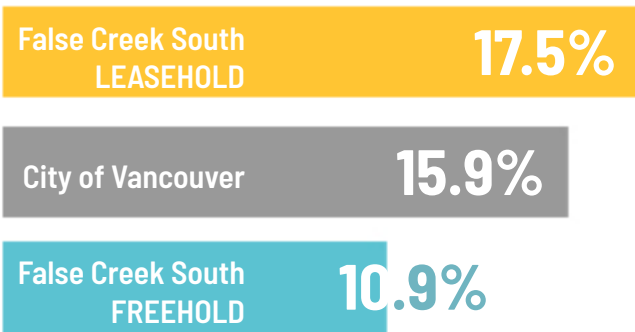


FAMILY HOUSEHOLDS

Private Households with Children (TABLE 8)



Lone-Parent Family Households (TABLE 9)



Note: The City's published information stating that False Creek South had 15% households with children, and 8% lone-parent households. This was the combined data for the leasehold and freehold households in the False Creek South Census Tract.



OTHER DATA

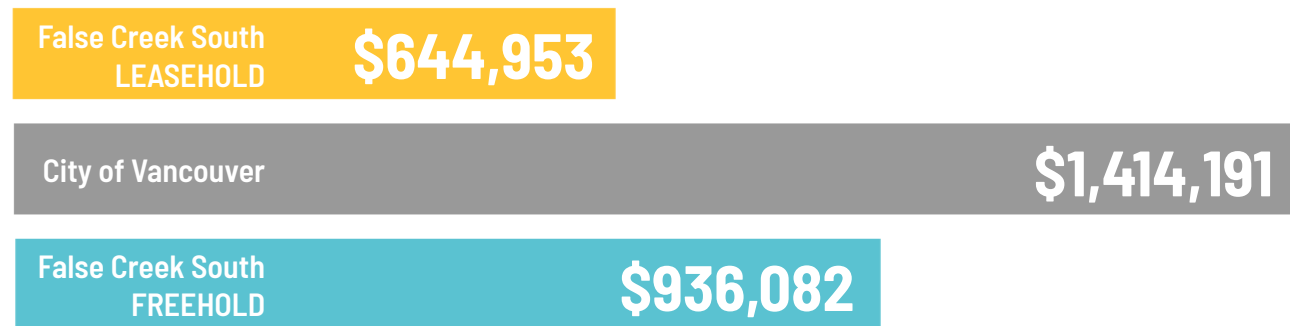
% of Unoccupied Dwellings and Dwellings Occupied by Temporary Residents (TABLE 10)



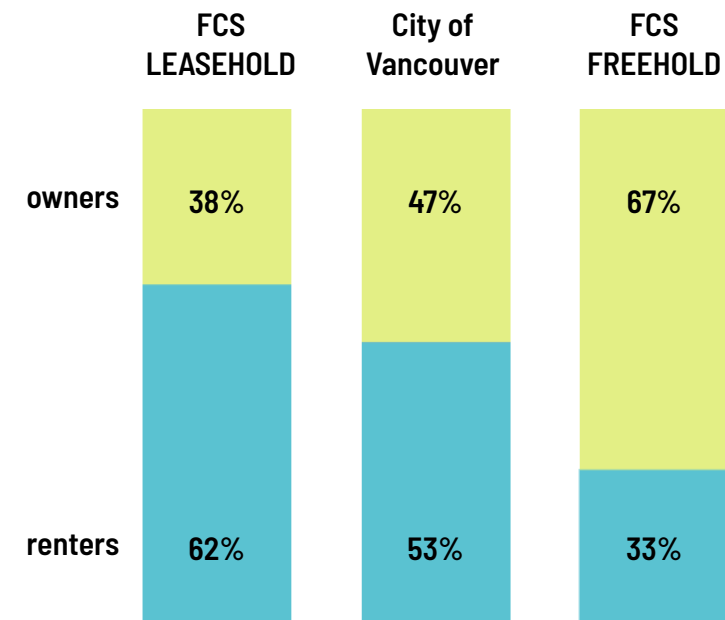
Co-op Members as a % of Total Population (TABLE 12)



Average Value of Owned Dwellings (TABLE 11)



% Renter versus Owner Households (TABLE 13)

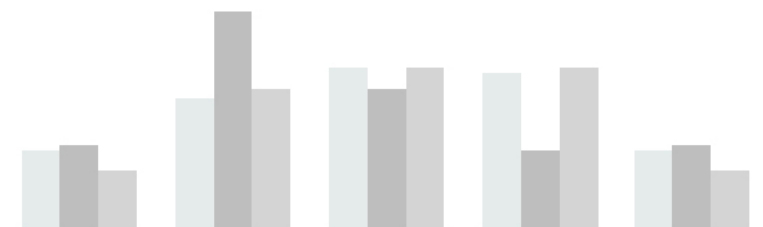


Discussion of the False Creek South Population Data

As noted in the introduction, this document compares demographic data for the False Creek South (FCS) model leasehold community with that of the freehold land in the same census tract and with the City of Vancouver as a whole. We can view the FCS area as a controlled experiment contrasting the “1970s planned model community” on City leasehold land with the “development as usual” approach on privately owned freehold land in the same neighbourhood. To examine this, we required accurate data. The RePlan committee of the FCS Neighbourhood Association carefully mapped the leasehold and freehold lands and the site of each housing development by tenure type. Then it worked with Statistics Canada to produce separate 2016 census data profiles for both the leasehold and freehold residential lands in the census tract.

The FCS leasehold lands were developed by the three levels of government some 40 years ago as a model community to initiate the redevelopment of the False Creek basin from an industrial past to a residential and recreational future. At the time, some had pushed strongly for the whole area to become park. The compromise reached after considerable public consultation and debate, was to develop 22 acres for parkland with a continuous seawall, as a recreational resource for the Fairview slopes area and indeed the entire City, and to develop 32 acres for housing.

The City’s lands in False Creek South were developed as a medium density community, with heights ranging from 3 storeys to 10 storeys. The overall density of the developed sites is 56 units per acre, with a population density of 101 persons per acre. The overall Floor Space



Ratio is estimated to be between 1.3 and 1.4 on the developed leasehold sites. This is similar to densities on many of the city's C-1 commercial streets and triple the density in single family areas.

As a model community, the City decided that there would be a mix of tenures including a high proportion of non-market co-ops, as well as market and non-market rental units, and strata units. How well this was achieved and maintained can be seen by comparing the tenure mix of the leasehold lands with the freehold lands in the FCS census tract (Table 1). 64% of the leasehold in False Creek South is made up of non-market and rental housing. This is significantly different from the nearby freehold land that is made up of 86% market strata units. Also worth noting is that for the FCS leasehold lands, groups of future residents were involved in the planning and design of the co-ops and some of the strata developments.

Another goal for the model community was to have a deliberate social mix – one third each of low, middle and higher income households, paralleling that of Vancouver as a whole. This income mix was achieved and has been maintained to the present time.

- The income mix on FCS leasehold land still closely parallels that of the City as a whole, while incomes on FCS freehold lands are significantly higher (Tables 2 and 3).
- Median household income on the FCS freehold lands is much higher than that of both the City as a whole and the FCS leasehold lands (Table 5).

In accordance with its goals of diversity and inclusion, the City planned the FCS model community with an emphasis on providing housing for families with children, but also included a significant number of units for seniors and people needing long-term care (Table 1). The leasehold community still meets those goals today.

- The percentage of children in the leasehold community is similar to that of the City as a whole and much higher than on the FCS freehold lands (Table 6).
- The percentage of leasehold households with children is a little lower than in the City as a whole (probably reflecting the inclusion of many senior and long-term care units). The percentage of households with children is significantly lower on the FCS freehold lands (Table 8).
- The high percentage of lone-parent households on the leasehold lands compared to the City as a whole and the FCS freehold lands is noteworthy and reflects the strong sense of community and demonstrates an important role of this leasehold housing (Table 9).

The average age of FCS leasehold residents is slightly lower than that of FCS freehold residents, but significantly higher than that of the City as a whole (Table 7). There are also twice as many seniors 65+ than in the City as a whole (Table 6).

- The FCS Neighbourhood Association is therefore proposing development (on vacant land in the community) of more senior's appropriate housing and support services, so that empty nesters can age in their community and free up larger dwellings for families with children.
- Immediate lease renewal would be highly desirable to allow turnover and financing of strata units, so that they can be affordable to young families that need mortgages instead of primarily to cash-rich empty-nesters that have sold their detached houses.

The statistics show that existing developments on the FCS leasehold lands are a very important and valuable housing asset for the City as a whole.

- 38% of residents in FCS live in co-ops. This is significantly higher than the 1% citywide (Table 12).
- The percentage of renters is significantly higher than in the City as a whole and on the FCS freehold lands (Table 13).
- The average value of owned dwellings shows the relative affordability of the FCS leasehold stratas (Table 11).

The low 2% figure of “Dwellings that are Unoccupied or Occupied by Temporary Residents” on the FCS leasehold lands is also noteworthy. The comparable figures are 8% for the City, and 4% for FCS freehold (Table 10).

It is clear from the statistics that not only was the FCS leasehold community conceived as a model community, it has remained one, after over forty years.

Developing accurate data has taken a great deal of volunteer work by local residents who are proud of their community. They are prepared to work with City staff to help ensure City Council and the general public have a good understanding of what the three levels of government and local residents have achieved and to create an innovative plan to build on the neighbourhood’s success.

2016 Census Data Overview: Vancouver CY [CSD], CT49.02 Leasehold, and CT49.02 Freehold

	CITY OF VANCOUVER	FCS LEASEHOLD CT49.02	FCS FREEHOLD CT49.02
(CENSUS DATA - 100% SAMPLE)			
TOTAL INDIVIDUALS, HOUSEHOLDS, DWELLINGS			
Total number of individuals	631486	3235	2730
Total number of individuals in private households	618210	3045	2720
Total number of individuals in collective dwellings	2% or 13276	6% or 190	0% or 10
Total number of private dwellings	309418	1665	1585
Total number of private households	283915	1630	1515
Dwellings that are Unoccupied or Occupied by Temporary Residents	8%	2%	4%
(CENSUS DATA - 25% SAMPLE)			
AGE GROUPS			
0-19	16.0%	15.2%	10.9%
20-44	41.9%	24.7%	27.0%
45-64	27.3%	30.5%	31.3%
65+	14.7%	29.5%	31.3%
Same age groups as 2017 COV Community Profile			
AGE			
Average Age	41.1	48.9	50.7
Median Age	39.3	52.7	54.5
IDENTITY			
Aboriginal Identity	2.2%	3.4%	0.9%
Visible Minority	51.6%	14.1%	20.8%
Black	1.0%	1.9%	0.6%
PRIVATE HOUSEHOLDS BY HOUSEHOLD SIZE			
1 person	38.8%	44.6%	41.6%
2 persons	31.9%	34.3%	42.9%
3 persons	13.0%	11.1%	10.8%
4 persons	10.1%	9.3%	4.4%
5 or more persons	6.3%	0.6%	0.0%
MEDIAN TOTAL INCOME			
Private households	\$65,423	\$70,128	\$88,361
% CENSUS FAMILIES WITH CHILDREN			
With Children	55.7%	42.7%	36.4%
Without Children	44.3%	57.3%	63.0%

2016 Census Data Overview: Vancouver CY [CSD], CT49.02 Leasehold, and CT49.02 Freehold

	CITY OF VANCOUVER	FCS LEASEHOLD CT49.02	FCS FREEHOLD CT49.02
% PRIVATE HOUSEHOLDS WITH CHILDREN			
With Children	28.5%	25.8%	20.3%
% CENSUS FAMILIES THAT ARE LONE-PARENT FAMILIES			
Lone-Parent Families	15.9%	17.5%	10.9%
INCOME MIX (same bands as Housing Vancouver Strategy)			
\$0-\$14,999	9.8%	5.4%	4.1%
\$15,000-\$29,999	13.3%	16.6%	7.4%
\$30,000-\$50,000	15.7%	15.1%	13.5%
\$50,000-\$80,000	20.4%	19.0%	21.6%
\$80,000-\$149,000	25.3%	26.8%	29.1%
\$150,000 +	15.5%	17.5%	24.3%
INCOME MIX (same bands as CoV 2017 FCS Community Profile)			
Low \$0-\$39,999	31.0%	31.0%	18.6%
Middle \$40,000-\$99,999	38.4%	38.0%	37.2%
High \$100,000 +	30.6%	31.3%	44.3%
OWNERS VS RENTER HOUSEHOLDS			
Owner households	46.9%	38.3%	67.2%
Renter households	53.1%	61.7%	32.8%
OWNER HOUSEHOLDS AVERAGE VALUE OF DWELLINGS			
Average Value of Dwellings	\$1,414,191	\$644,953	\$936,082
AGE OF PRIMARY MAINTAINER, PRIVATE HOUSEHOLDS			
15 to 24 years	4.3%	1.2%	0.7%
25 to 34 years	20.9%	6.6%	10.1%
35 to 44 years	18.1%	10.5%	13.1%
45 to 54 years	19.4%	17.8%	15.2%
55 to 64 years	16.8%	22.3%	21.5%
65 to 74 years	11.6%	26.2%	22.2%
75 to 84 years	6.3%	11.4%	13.5%
85 years and over	2.6%	3.6%	(data suppressed)

2016 Census Data Overview: Vancouver CY [CSD], CT49.02 Leasehold, and CT49.02 Freehold

	CITY OF VANCOUVER	FCS LEASEHOLD CT49.02	FCS FREEHOLD CT49.02
PRIVATE DWELLINGS BY STRUCTURE TYPE			
Single-detached house	14.5%	0.0%	0.0%
Apartment in a building that has five or more storeys	29.3%	49.8%	39.2%
Semi-detached house	1.7%	0.0%	0.0%
Row house	3.6%	7.2%	12.7%
Apartment or flat in a duplex	18.5%	0.0%	0.0%
Apartment in a building that has fewer than five storeys	32.2%	42.7%	48.2%
Other single-attached house	0.2%	0.0%	0.0%
Movable dwelling	0.0%	0.5%	0.0%
NUMBER OF BEDROOMS			
No bedrooms	4.2%	3.3%	0.0%
1 bedroom	36.8%	29.8%	24.2%
2 bedrooms	26.9%	45.5%	71.0%
3 bedrooms	13.3%	18.4%	4.4%
4 or more bedrooms	18.7%	3.6%	0.0%
MEDIAN TOTAL INCOME ECONOMIC FAMILIES WITH CHILDREN			
Couple family	\$108,476	\$107,962	\$111,125
Lone-Parent family	\$71,132	\$83,131	\$68,389
% SHELTER COST IS 30%+ OF PRE-TAX HOUSEHOLD INCOME			
Owner and tenant households 30% +	36.6%	32.2%	27.2%
Owner households 30% +	27.8%	23.6%	18.2%
Tenant households 30% +	44.3%	37.6%	44.8%
% LOW INCOME LIM-AT (same measure as as CoV 2017 FCS Profile)			
Low Income % of Population	18.8%	15.4%	9.2%
Low Income % of 0 to 17 years	19.6%	21.2%	14.5%
Low Income % of 0 to 5 years	16.8%	22.2%	14.3%
Low Income % of 18 to 64 years	18.2%	14.4%	10.0%
Low Income % of 65 years and over	20.7%	15.2%	6.6%
MOVERS			
Moved in last 5 years	46.7%	35.2%	39.8%
Moved in past year	17.5%	9.7%	15.7%
MAIN MODE OF COMMUTING			
Public Transit %	29.7%	29.2%	25.1%
Walked %	13.7%	17.7%	20.7%
Bicycle %	6.1%	7.7%	5.6%