

CITY OF VANCOUVER | FALSE CREEK FLATS PLAN - ZONING INTENT

FOR REFERENCE PURPOSES ONLY - See the [False Creek Flats Plan](#) and applicable Council-Approved [Zoning](#), [Rezoning](#), [Policies](#) and [Guidelines](#) for each site.

CURRENT AS OF:
MARCH 12, 2018

ENQUIRIES:
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REZONING POLICY

(A) NORTH OF NEW MALKIN

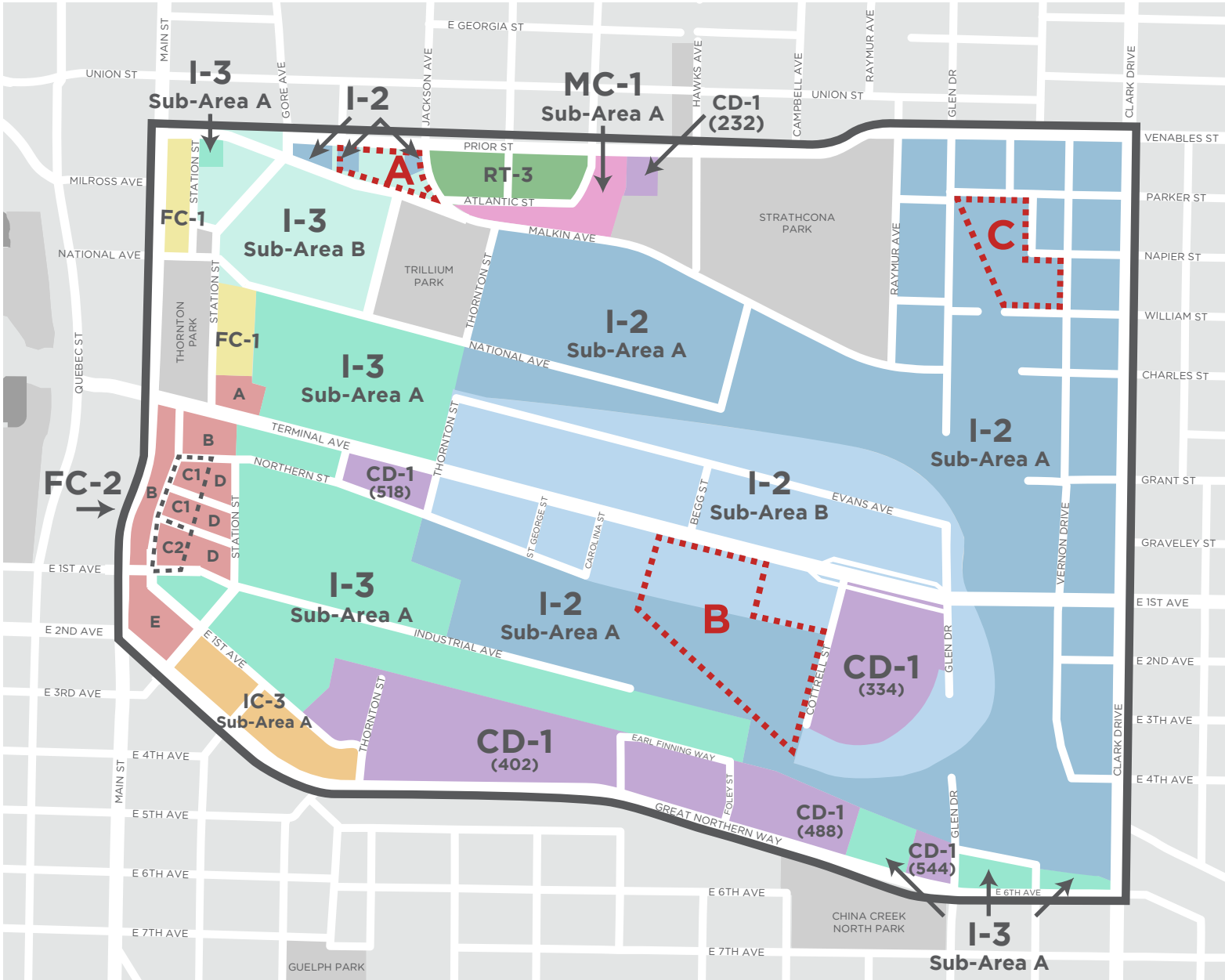
This site should address the transition of the Strathcona community to the North. This site will support the introduction of conditional rental housing in addition to the delivery of employment space.

(B) HERITAGE RAIL HUB

- An amenity-rich character node centered around three key buildings from the industrial past: the former CN maintenance building (which now functions as a refurbished Station for the Rocky Mountaineer), an old logistics cross-docks shed, and the adjacent Canada Packers Building.
- These iconic buildings anchor a unique sense of place, and combine industrial materials along a wide span of rail lines that create open and expansive views to downtown and the Northshore Mountains.
 - This node is envisioned to develop into a vibrant and dense collection of industrial, office, retail and service uses that include a presence of food and cultural economy.
 - Rezoning for this site would be supported at this node, as outlined in the Rezoning Policy For the False Creek Flats, for these outcomes.

(C) CULTURAL HUB

As the centre of public life in the Back-of-House sub-area, policy supports a rezoning of the lands associated with 1000 Parker for the delivery of an amenity-rich character node. This node would centre around the Restmore Manufacturing character building and would include the inclusion of a replacement of existing artist studios, in particular those of a more industrial nature (i.e. woodshops, metal working, glass blowing, etc.).



FC-1

To encourage the development of a high-density mixed commercial use neighbourhood, including some residential and compatible industrial uses. For commercial development, a variety of small-scale retail and service uses are encouraged.

IC-3 SUB-AREA A (Rental Incentive Artist Live-Work Mixed Use Zone)

Serve as a transitional zone with artist live-work studios. Seeks to increase supply of secured rental housing.

FC-2 (Innovation Hub)

This area is key to delivering on the vision of the area and will be leveraging the strategic economic potential of the seven acres of City-owned property at Main and Terminal as a hub of innovation and a location for economic experimentation and growth. Additional height and density in some locations will support historic scale and public spaces in others. This amenity-rich node will include a plaza space, walking and cycling connections, ground floor activations and amenity spaces.

FC-2 SUB-AREA A (Pacific Central Frame)

Located across the street from rapid transit and adjacent to the Pacific Central Station, this site can accommodate additional employment density to contribute to the success of the Health Hub.

I-3 SUB-AREA A (Intensified Employment)

A key location for employment intensification, this zone seeks to establish higher-density buildings to accommodate a variety of functions including uses in the innovation economy, health science and medical service.

I-3 SUB-AREA B (St. Paul's Hospital and Health Campus)

This area is anticipated to be the future location of the new St. Paul's Hospital and will include a vibrant mix of institutional, office, retail, service, cultural and recreational and "institutional health-related residential" dwelling uses. Details can be found in the background and policies of the [New St. Paul's Hospital and Health Campus Policy Statement](#).

MC-1 SUB-AREA A (Industrial/Residential Mixed-Use Transition)

This area transitions from the higher level of the Strathcona residential neighbourhood to the lower level of the industrial Flats.

- New zoning will enable this as a vertical industrial-to-residential transition zone
- Ground floor industrial uses are required and will front onto Malkin, while stacked townhouse residential will sit above fronting onto Atlantic and Prior
- Future development of the City owned Fire Hall No. 1 site would explore opportunities for social housing for seniors fronting onto Prior Street.

I-2 AND I-2 SUB-AREA A (Core Industrial Back-of-House)

To permit industrial and other uses that are generally incompatible with residential land use but are beneficial in that they provide industrial and service employment opportunities or serve a useful or necessary function in the city.

I-2 SUB-AREA B (Intensified Industrial)

This zone will seek to intensify the employment role of this gateway sub-area by increasing the overall density and heights, as well as introducing a sizable amount of Creative Products Manufacturing with the delivery of ground floor industrial or Artist Studio B.

RT-3

To encourage the retention of neighbourhood and streetscape character, particularly through the retention, renovation and restoration of existing character buildings.

CD-1 (Comprehensive Development District)

- CD-1 (232) - 758 Prior Street
- CD-1 (334) - 900 Terminal Avenue
- CD-1 (402) - Great Northern Way Campus
- CD-1 (488) - 887 Great Northern Way
- CD-1 (518) - 428 Terminal Avenue
- CD-1 (544) - 1077 Great Northern Way

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Area		Density	Height	Conditions & Additional Uses
I-2		3.0 FSR permitted	18.3 m (60 ft) permitted 30.5 m (100 ft) conditional	Uses: manufacturing, transportation and storage, utility and communication, wholesale, bulk data storage, artist studio, arts and culture, select office and retail. Conditions: Max. 1.0 FSR for service uses, including catering establishment; motor vehicle repair shop; photofinishing or photography laboratory; and sign Painting shop. See district schedule for all conditions. Sub-Area A and B: No mini self-storage or gasoline stations. Sub-Area A: No auto retail. Sub-Area B: Conditional height and density considered. Auto retail may still be permitted if providing 2.0 FSR of other uses, including 1.0 FSR of light industrial or artist studio B. Creative product manufacturing permitted up to 1.0 FSR, relaxable to 3.0 FSR with the delivery of a min. of 1.0 FSR of artist studio B, or light industrial uses.
I-2 SUB-AREA A				
1-2 SUB-AREA B		3.0 FSR permitted 4.0 FSR conditional	18.3 m (60 ft) permitted 36.6 m (120 ft) conditional	
I-3 SUB-AREA A		3.0 FSR permitted 5.0 FSR conditional	18.3 m (60 ft.) permitted 30.5 m (100 ft) conditional 45.7 m (150 ft) conditional	Uses: health care offices, creative products manufacturing, DEICT, artist studio, select service and office. Conditions: Density above 3.0 FSR is achieved through an amenity share contribution towards the delivery of Community Centre space. Base Office of 1.0 for General Office, and 3.0 of DEICT may be relaxed to 4.0 FSR with the delivery of 1.0 FSR of industrial or artist studio B.
I-3 SUB-AREA B		Note: St. Paul's Hospital Rezoning Site.		
IC-3 SUB-AREA A		3.0 FSR permitted 4.0 FSR conditional	18.3 m (60 ft) permitted 30.5 m (100 ft) conditional	Uses: cultural and recreational, light industrial, service, transportation and storage, utility and communication, and wholesale. Residential retail and office use with conditions. Conditions: Additional height and density may be considered through delivery of 100% secured market rental or 20% social housing.
MC-1 SUB-AREA A		0.75 FSR permitted 2.5 FSR conditional	12.2 m (40 ft) permitted 13.8 m (45 ft) conditional	Uses: manufacturing, artist studios, arts and culture, service uses, select office, retail, and residential Conditions: Increase to 2.5 FSR permitted for select uses (see district schedule). Additional height and density may be considered through delivery of secured market rental housing (above ground floor, fronting Atlantic and Prior streets), to a maximum FSR of 1.8 of residential use, providing a min. 0.7 FSR of select permitted uses (excludes service, office, and retail use).

FC-2 Innovation Hub	Intention		- Hub of innovation and a location for economic experimentation and growth - Ground-floor activations and amenity space (retail, restaurants, artist studios, etc.) - Additional height and density in some locations will support historic scale and public spaces in others	
	SUB-AREA A	7.0 FSR permitted	22.9 m (75 ft) permitted 51.8 m (170 ft) conditional	Uses: hotel, health care office, CPM, DEICT, bulk data storage, and other uses contained within I-3 portion of the site. Conditions: Height is conditional under special consideration for the relationship with Pacific Central Station, and shadowing and overlook of Thornton Park.
	SUB-AREA B	5.0 FSR permitted 6.5 FSR conditional	22.9 m (75 ft) permitted 51.8 m (170 ft) conditional	Uses: artist studio, general office, financial institution, select service, manufacturing, and residential. Conditions: 5.0 FSR permitte d for non-residential uses (of which 3.0 FSR can be dwelling uses). 6.5 FSR conditional density (of which 5.0 FSR can be dwelling uses). Residential use require a min. of 8% of floor area as secured rental housing.
	SUB-AREA C1	1.0 FSR permitted 2.5 FSR conditional	10.7 m (35 ft) permitted 18.3 m (60 ft) conditional	Uses: artist studio, arts and culture, select service, manufacturing, and social housing Conditions: 1.0 FSR permitted for non-residential uses. Allow increased density for 100% non-market housing. 2.5 FSR conditional density (max. 1.5 FSR for non-residential uses which may include 1.0 FSR as social housing)
	SUB-AREA C2	4.0 FSR permitted 6.5 FSR conditional	18.3 m (60 ft) permitted 51.8 m (170 ft) conditional	Uses: artist studio, arts and culture, select service and manufacturing Conditions: 4.0 FSR permitted (max. 1.0 FSR for non-residential uses, max. 3.0 FSR for social housing) Allow increased density for 100% non-market housing. 6.5 FSR conditional (max. 1.5 FSR for non-residential uses, max. 5.0 FSR for social housing).
	SUB-AREA D	3.0 FSR permitted 7.5 FSR conditional	18.3 m (60 ft) permitted 51.8 m (170 ft) conditional	Uses: artist studio, arts and culture, select service and manufacturing Conditions: Additional density considered through the delivery of light industrial and non-profit spaces, plazas, walking and cycling connections, green infrastructure, and heritage retention. Additional density considered if a min. 1.0 FSR must include select uses such as artist studio or select manufacturing or service uses.
	SUB-AREA E	3.0 FSR permitted 6.5 FSR conditional	18.3 m (60 ft) permitted 42.7 m (140 ft) conditional	Sub-Area E: 3.0 FSR maximum, may be increased through a bonus density up to 6.5 FSR, with the delivery of 1.0 FSR of light industrial or artist space. The 3.5 bonus density may be achieved by: 1) an amenity share contribution for 100% secured market rental, 2) Strata condominium with 50% Social Housing, or 3) 100% Secured rental housing with 35% secured and affordable rental rates.

REZONING POLICY

(A) NORTH OF NEW MALKIN	3.0 FSR permitted	18.3 m (60 ft) permitted 30.5 m (100 ft) conditional	Uses: rezoning would support Health Care Office, CPM, DEICT, and Residential (limited to secured rental). Conditions: Rental residential uses are contingent on the delivery of 1.0 FSR of employment space in addition to an amenity contribution payment for the delivery of light industrial or non-profit spaces.
(B) HERITAGE RAIL HUB	5.0 FSR conditional	18.3 m (60 ft) permitted 51.8 m (170 ft) conditional	Uses and Conditions: rezoning would support numerous non-residential uses assuming a significant component of industrial and potential for creative products manufacturing. Addressing urban design considerations and delivery of public spaces and amenities are also required. Area B: Establish a connection at the foot of Cotrell over to VCC Clark SkyTrain station. Encourage office, retail and service uses. Emphasize the existing iconic buildings. Area C: Integration of the Restmore Manufacturing building. Replacement of existing artist studios.
(C) CULTURAL HUB	5.0 FSR conditional		

CPM = Creative Product Manufacturing DEICT = Digital Entertainment, Information and Communication Technology