

THE FLATS



FALSE CREEK FLATS ZONING IMPLEMENTATION

Public Hearing. September 19, 2017

PRESENTATION CONTENTS

1

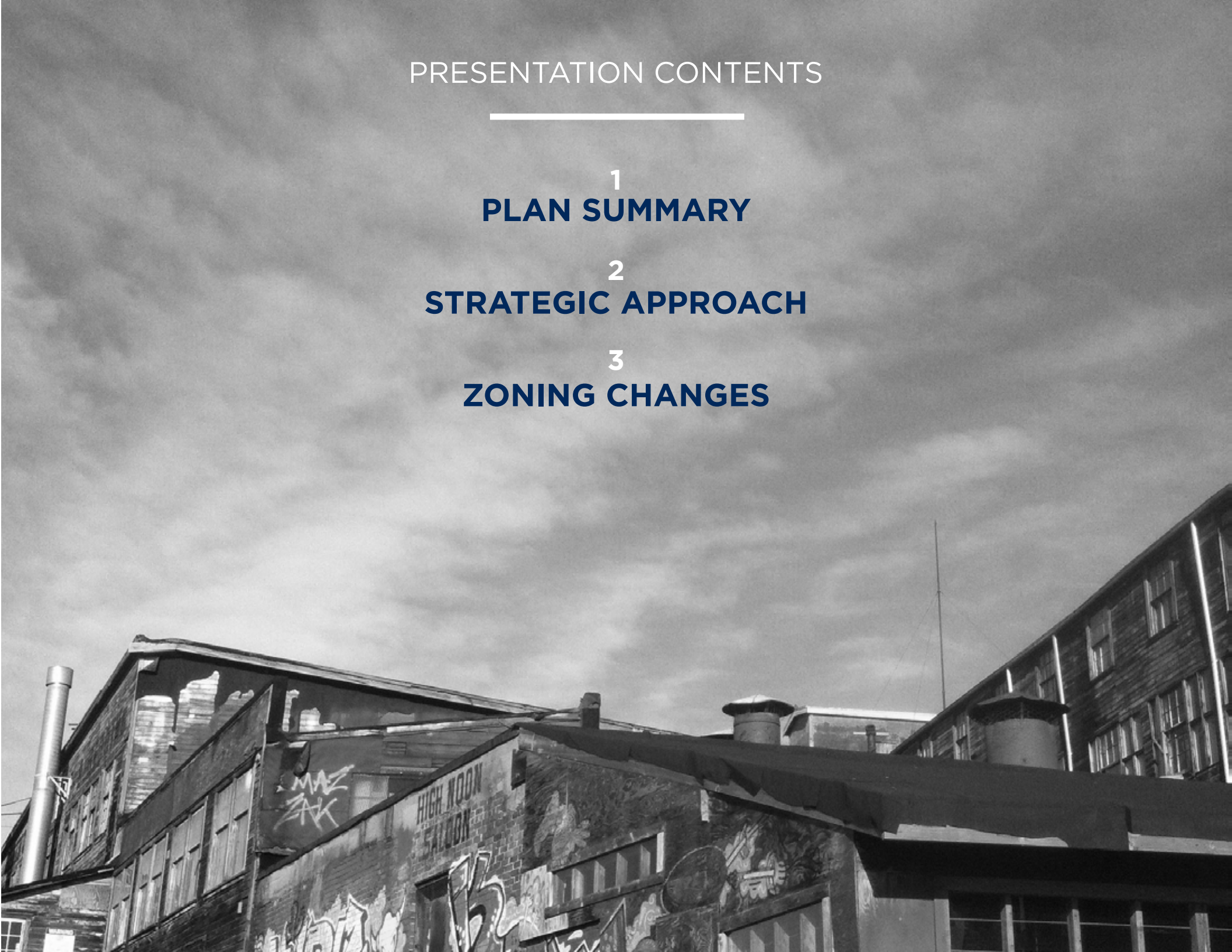
PLAN SUMMARY

2

STRATEGIC APPROACH

3

ZONING CHANGES





01 / Plan
Summary

**ARTIST
ANNEX**

FLATS PLAN

KEYS TO THE PLAN

The Plan proposes five keys to unlocking the potential of the Flats



PROGRAMS



SPACES



PLACES

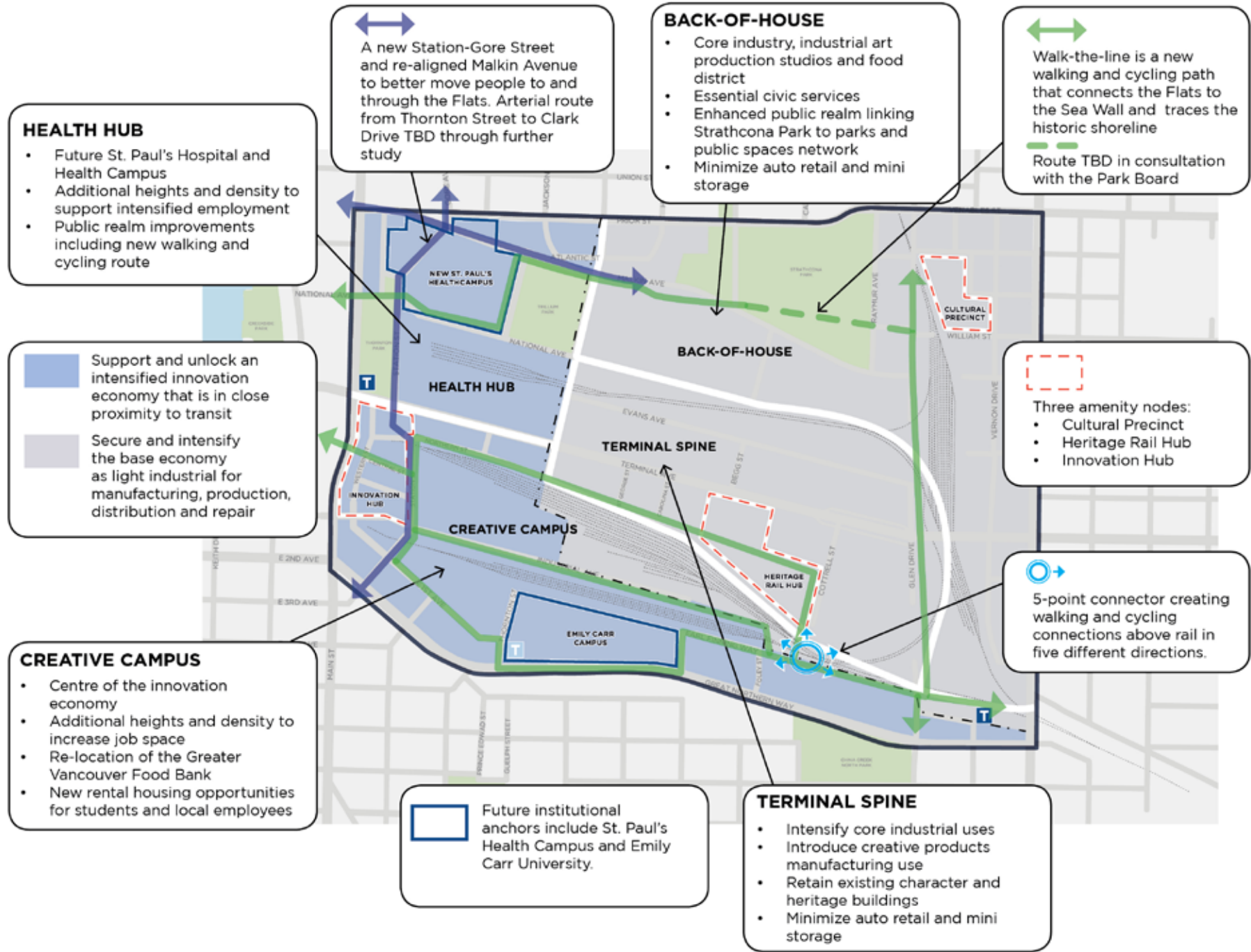


CONNECTIONS



ENVIRONMENT

FALSE CREEK FLATS AREA PLAN: SUMMARY OF KEY DIRECTIONS





02/ Strategic Approach

STRATEGIC INTENT

- Establish opportunities to intensify a diverse economy, including light industrial and artist spaces.
- Enable community economic amenity spaces for skills training and tool and resource sharing.
- Create certainty on land use, development, and zoning rights.
- Reducing the need for site specific rezoning.

DIVERSITY OF EMPLOYMENT OPPORTUNITIES



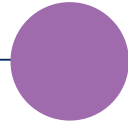
**ECONOMIC
ENABLING
ACTIVITIES**



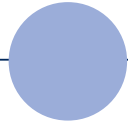
**ARTISTS
STUDIO B**



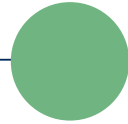
**PRODUCTION,
DISTRIBUTION
AND REPAIR**



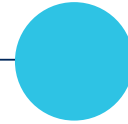
**LABORATORY
PRODUCTION
REHEARSAL**



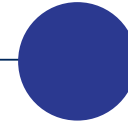
**CREATIVE
PRODUCTS
MANUFACT'G**



DEICT *



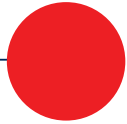
**GENERAL
OFFICE**



**RENTAL
HOUSING**



**STRATA
HOUSING**



* DEICT = Digital Entertainment and Information Communication Technology (Digital Office)

SECURING LIGHT INDUSTRIAL AND ARTIST SPACE



ECONOMIC
ENABLING
ACTIVITIES

ARTISTS
STUDIO B

PRODUCTION,
DISTRIBUTION
AND REPAIR

LABORATORY
PRODUCTION
REHEARSAL

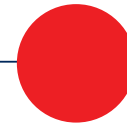
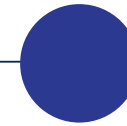
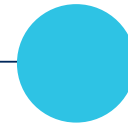
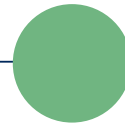
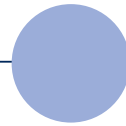
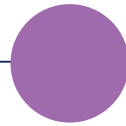
CREATIVE
PRODUCTS
MANUFACT'G

DEICT

GENERAL
OFFICE

RENTAL
HOUSING

STRATA
HOUSING



LEVERAGE higher value uses
to **SECURE** light industrial and artist space

TWO APPROACHES DEPLOYED FOR CERTAINTY

Economic consultants were utilized throughout the plan and zoning development to provide specialized input into land values and economic implications of zoning changes.

INCLUSIONARY ECONOMIC ZONING

BONUS DENSITY

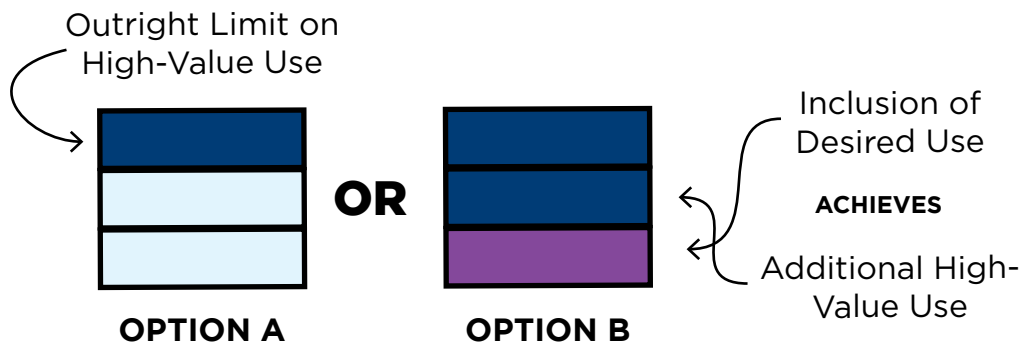
TWO APPROACHES DEPLOYED FOR CERTAINTY

Economic consultants were utilized throughout the plan and zoning development to provide specialized input into land values and economic implications of zoning changes.

INCLUSIONARY ECONOMIC ZONING

This tool permits additional high-value use (eg. office) to be achieved when certain desired uses are included (eg. industrial/arts).

BONUS DENSITY



TWO APPROACHES DEPLOYED FOR CERTAINTY

Economic consultants were utilized throughout the plan and zoning development to provide specialized input into land values and economic implications of zoning changes.

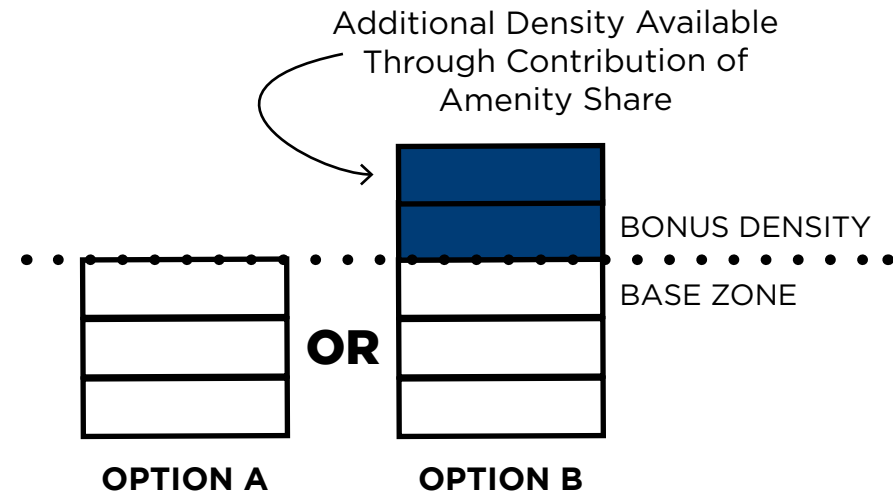
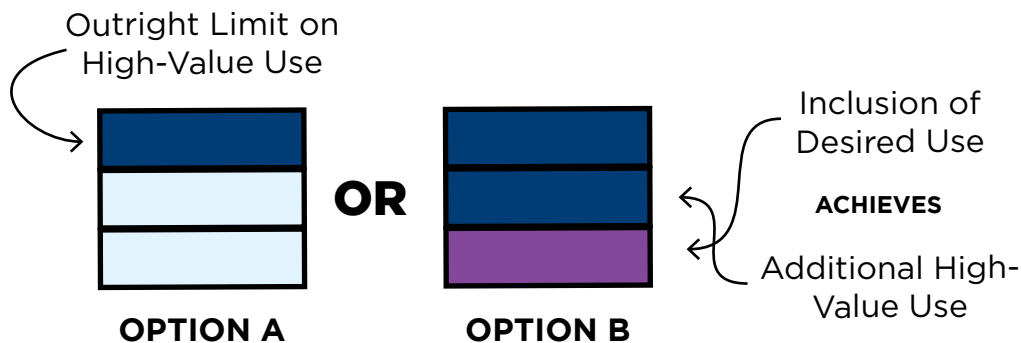
INCLUSIONARY ECONOMIC ZONING

This tool permits additional high-value use (eg. office) to be achieved when certain desired uses are included (eg. industrial/arts).

AND
OR

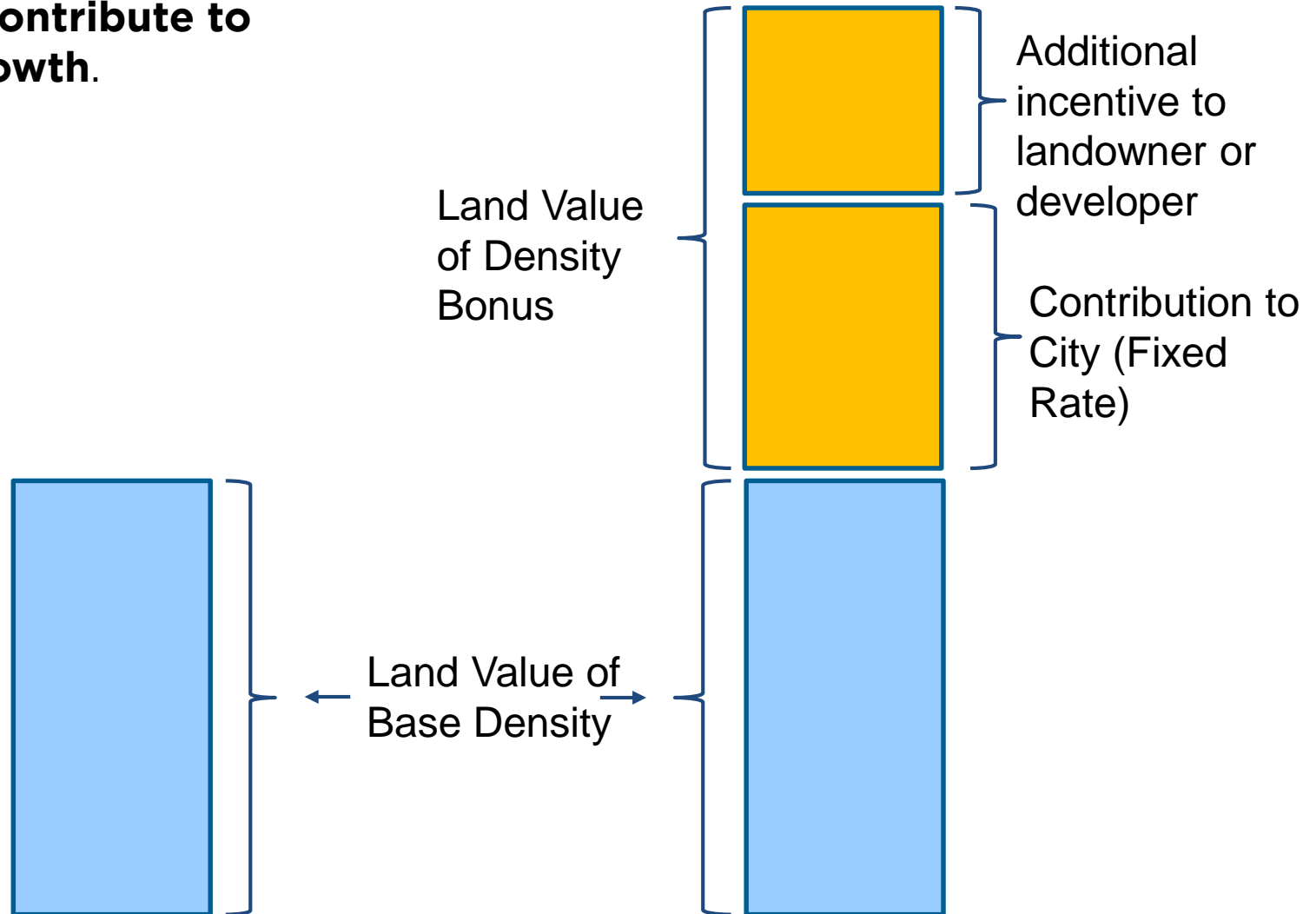
BONUS DENSITY

This tool permits additional optional density with an amenity share contribution (eg. community centre space for economic enabling activities).



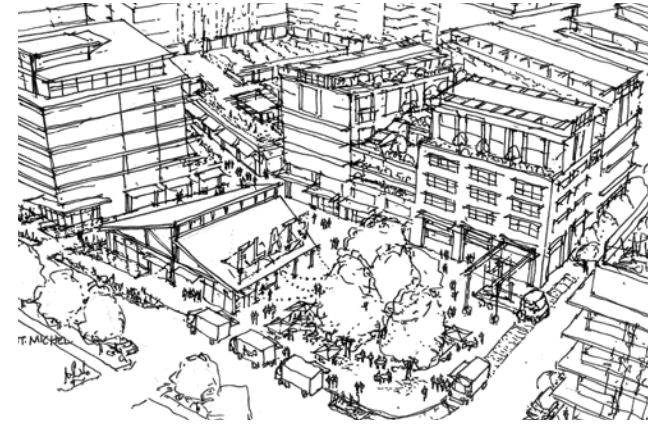
BONUS DENSITY

- Amenity Share Contribution rates need to be established to **ensure development viability** AND **contribute to the costs of growth**.



ACTIVATING THE GROUND FLOOR

- All district schedules take zone-specific approaches to activating ground floor to provide amenity and interest.
- This includes industrial activity spilling out, accessory and local serving retail, restaurants, breweries, cafes, and farmers markets.
- Incorporate place making throughout with public art, street furniture, lighting and signage.





03/ Zoning
Changes

THE FLATS
FALSE CREEK FLATS PLANNING PROCESS

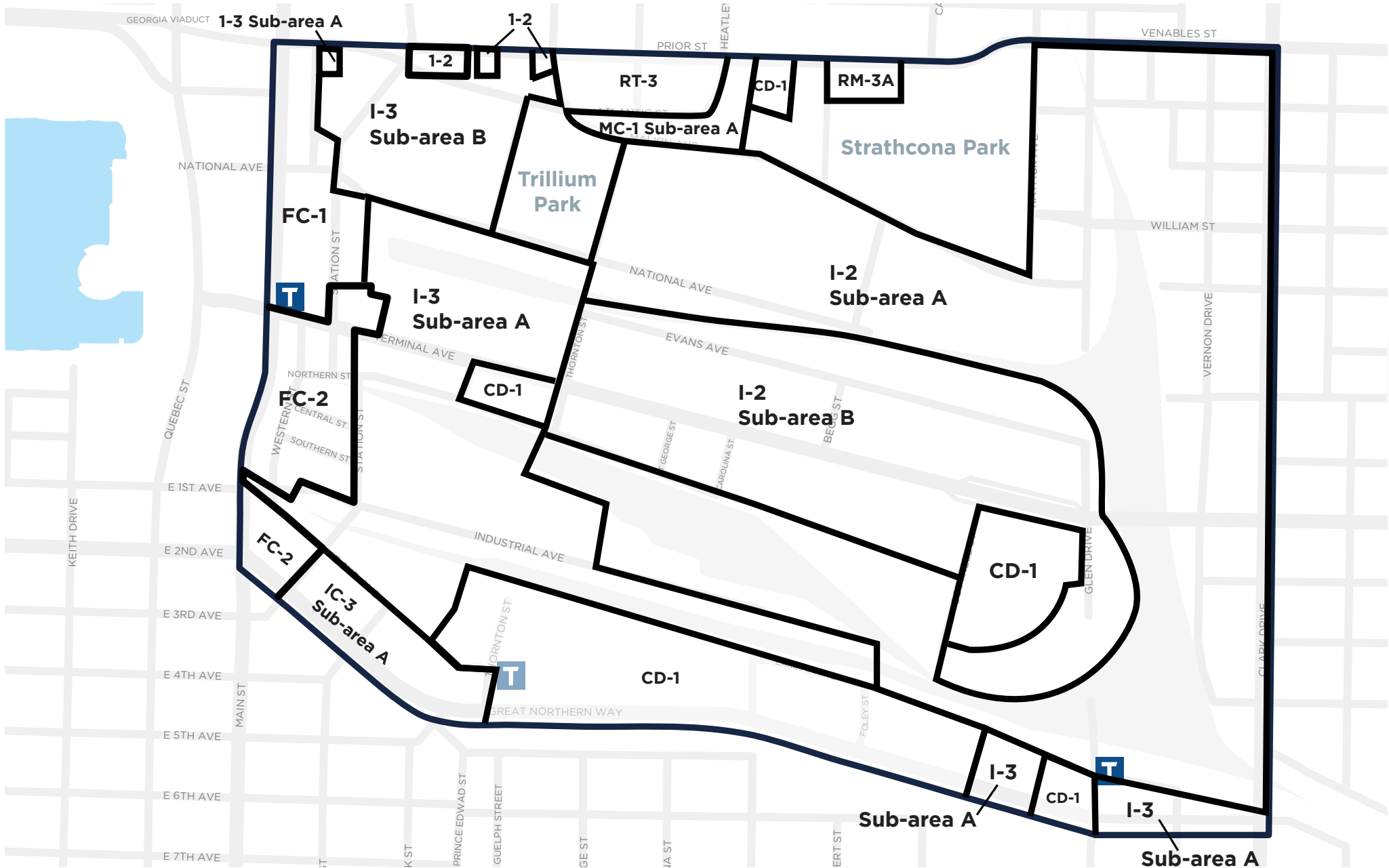
THE FLATS
FALSE CREEK FLATS PLANNING PROCESS



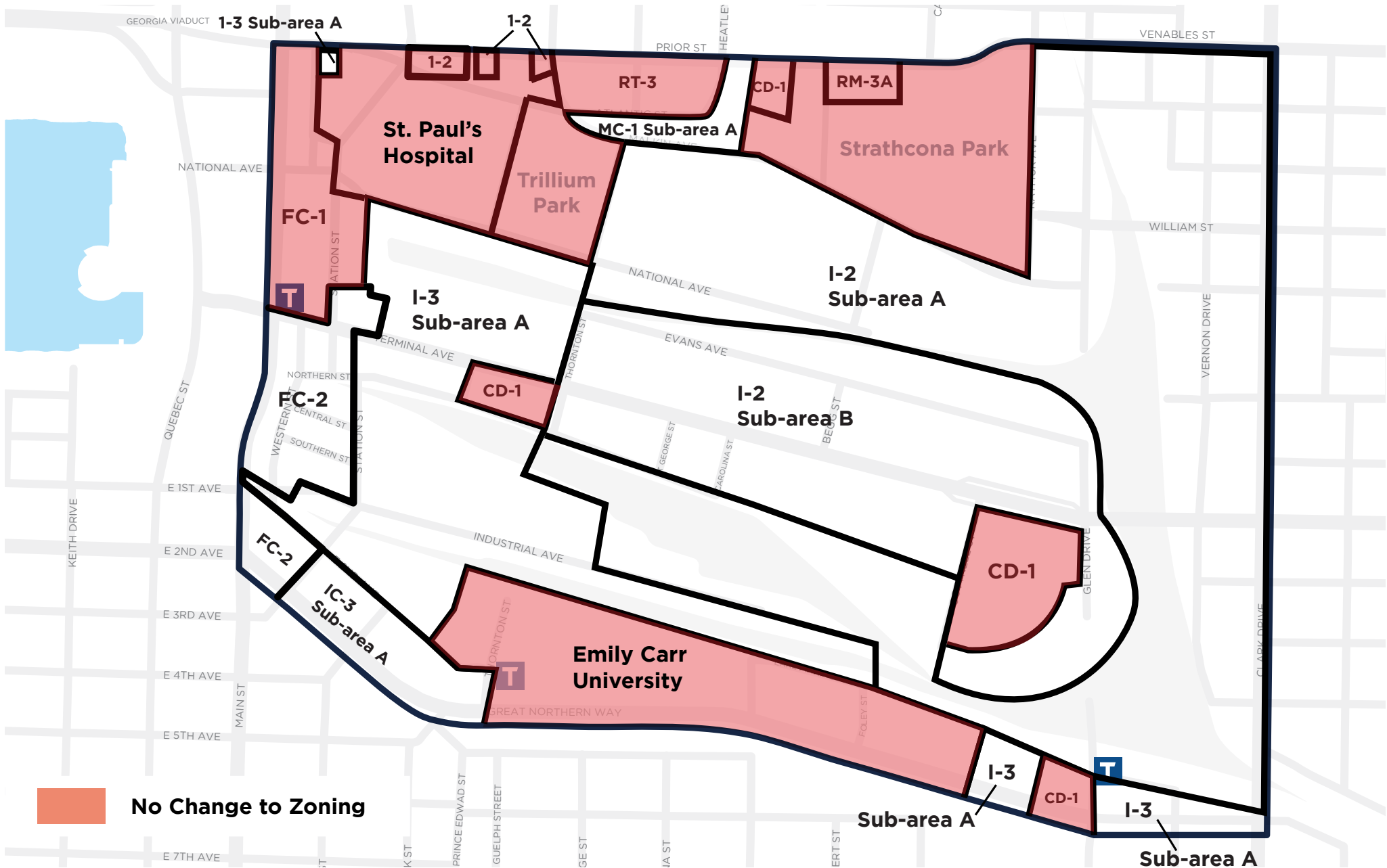
REPORT RECOMMENDATIONS

- Rescind the existing rezoning policy;
- Approve a new rezoning policy;
- Amend existing zoning district schedules;
- Approve a new zoning district schedule for the Innovation Hub (FC-2); and
- Adopt new Urban Design and Development Frameworks and Guidelines.

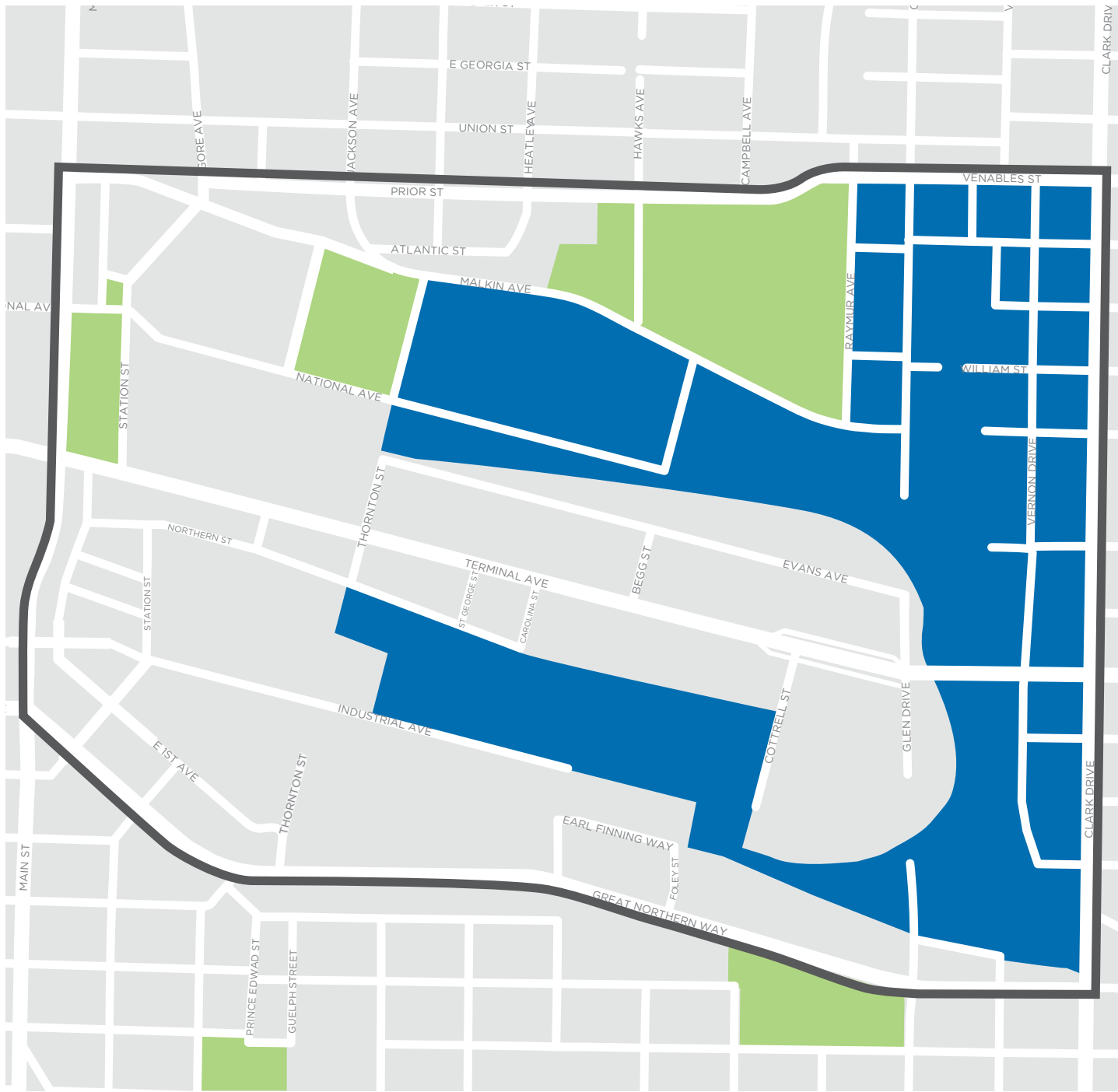
NEW FALSE CREEK FLATS ZONING MAP



NEW FALSE CREEK FLATS ZONING MAP



 **No Change to Zoning**



I-2 SUB-AREA A: CORE INDUSTRIAL BACK-OF-HOUSE

Intention: Secure and strengthen light industrial and art production role.

Density/Use: Density remains at 3.0 FSR. Remove Certain Uses (Vehicle Dealer & Mini-Storage Warehouse).

Height: No Change, 18.3 m (60 ft) to 30.5 m (100 ft)



I-2 SUB-AREA B: INTENSIFIED INDUSTRIAL

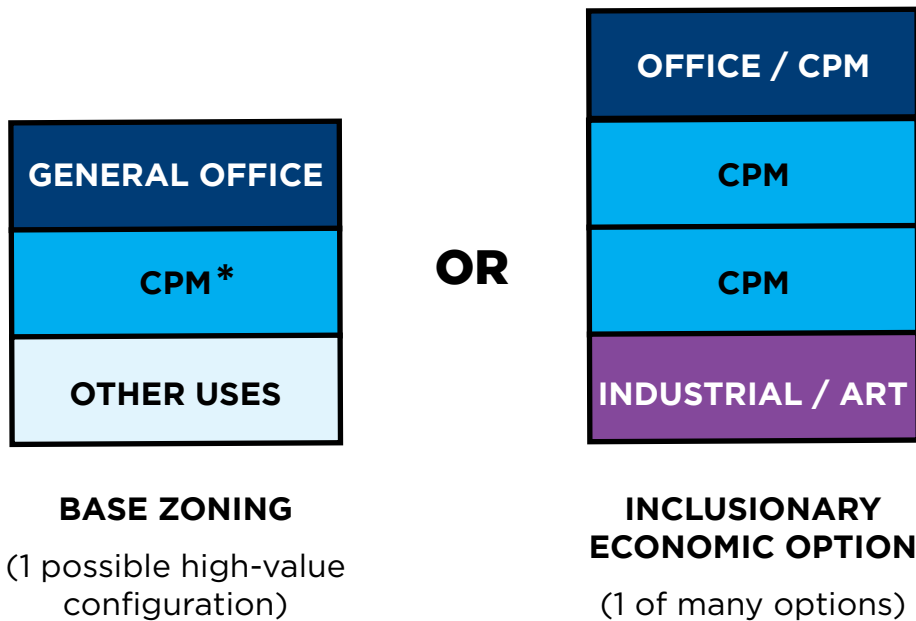
Intention: Incentivize retention/expansion of light industrial space while intensifying employment to support new and innovation economies.

Density/Use: 3.0 FSR max. Introduce Creative Products Manufacturing (CPM). Inclusionary maximum of 4.0 FSR and a relaxation of CPM with 1.0 light industrial or art space.

Height: Outright 18.3 m (60 ft). Conditional height increased to 36.6 m (120 ft).

I-2 SUB-AREA B: INTENSIFIED INDUSTRIAL

INCLUSIONARY ECONOMIC ZONING



Additional CPM and density is achievable with the delivery of 1.0 FSR of Light Industrial or Artist Studio.

* CPM = Creative Products Manufacturing



I-3 SUB-AREA A: INTENSIFIED EMPLOYMENT

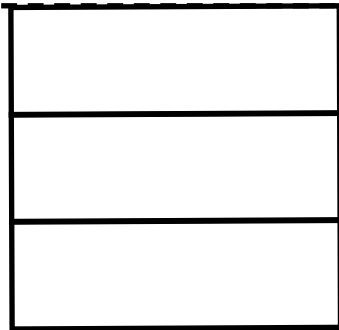
Intention: Intensify and diversify employment options to support new and innovative economies.

Density/Use: 3.0 FSR max. 2.0 additional density achieved through Bonus Density. Additional Office with inclusion of 1.0 light industrial or art space.

Height: Outright 18.3 m (60 ft) Conditional increased to 45.7 m (150 ft).

I-3 SUB-AREA A: INTENSIFIED EMPLOYMENT

BONUS DENSITY



BASE ZONING OPTION

OR

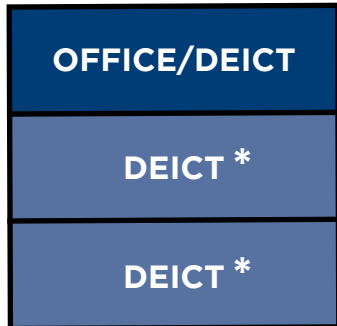


BONUS DENSITY OPTION

2.0 FSR of optional density available
with an amenity share contribution
of \$107.63 per sq. m. (\$10 / sq. ft.)

I-3 SUB-AREA A: INTENSIFIED EMPLOYMENT

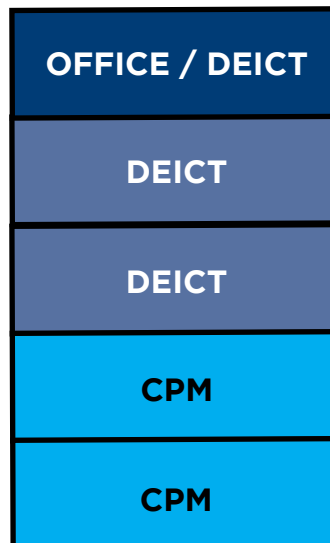
INCLUSIONARY ECONOMIC ZONING



BASE ZONING

(1 possible high-value configuration)

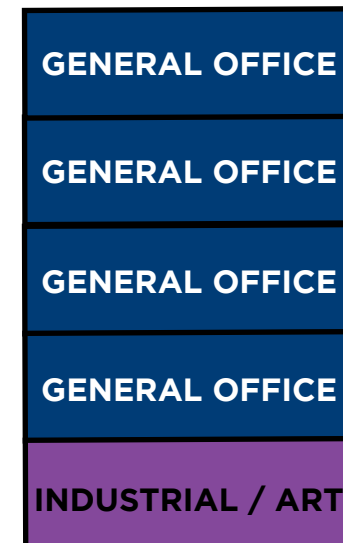
OR



BONUS BASE ZONING

(1 of many options)

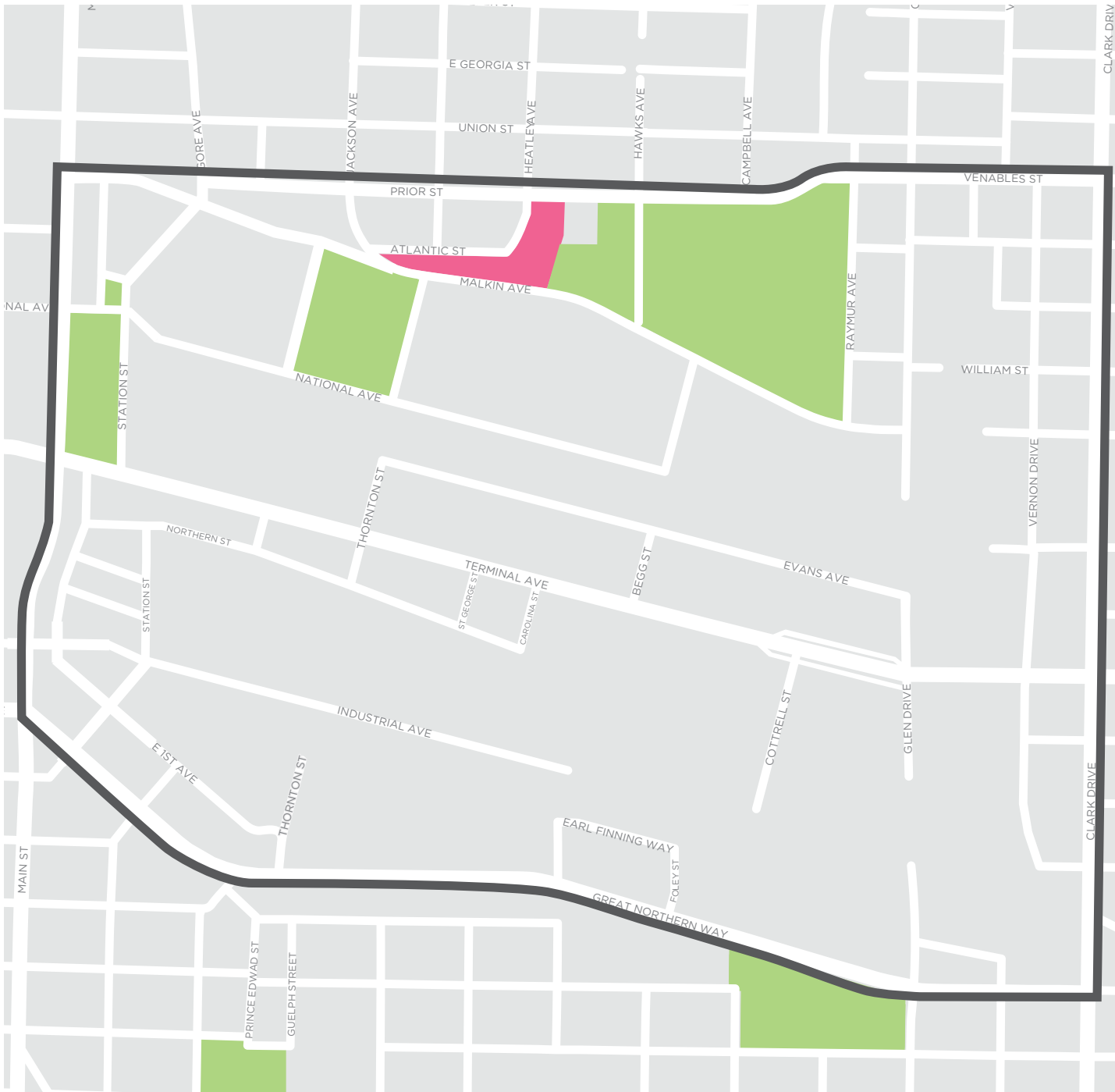
OR



INCLUSIONARY ECONOMIC OPTION

(1 of many options)

* DEICT = Digital Entertainment and Information Communication Technology (Digital Office)



MC-1 SUB-AREA A: INDUSTRIAL / RESIDENTIAL MIXED- USE TRANSITION

Intention: Mixed-use zone transitions from the industrial below to the residential neighbourhood above.

Density/Use: Maximum reduced to 2.5 FSR. Introduction of Secured Market Rental Housing or Social Housing above job space.

Height: Maximum conditional height reduced to 13.7 (45 ft)



IC-3 SUB-AREA A: RENTAL INCENTIVE ARTIST LIVE-WORK MIXED-USE ZONE

Intention: Encourage additional affordable and rental housing.

Density/Use: Retain maximum of 3.0 FSR. Allow relaxation to 4.0 with the inclusion of 100% secured market rental or 20% social housing.

Height: 18.3 m (60 ft) with conditional increased to 30.5 m (100 ft).

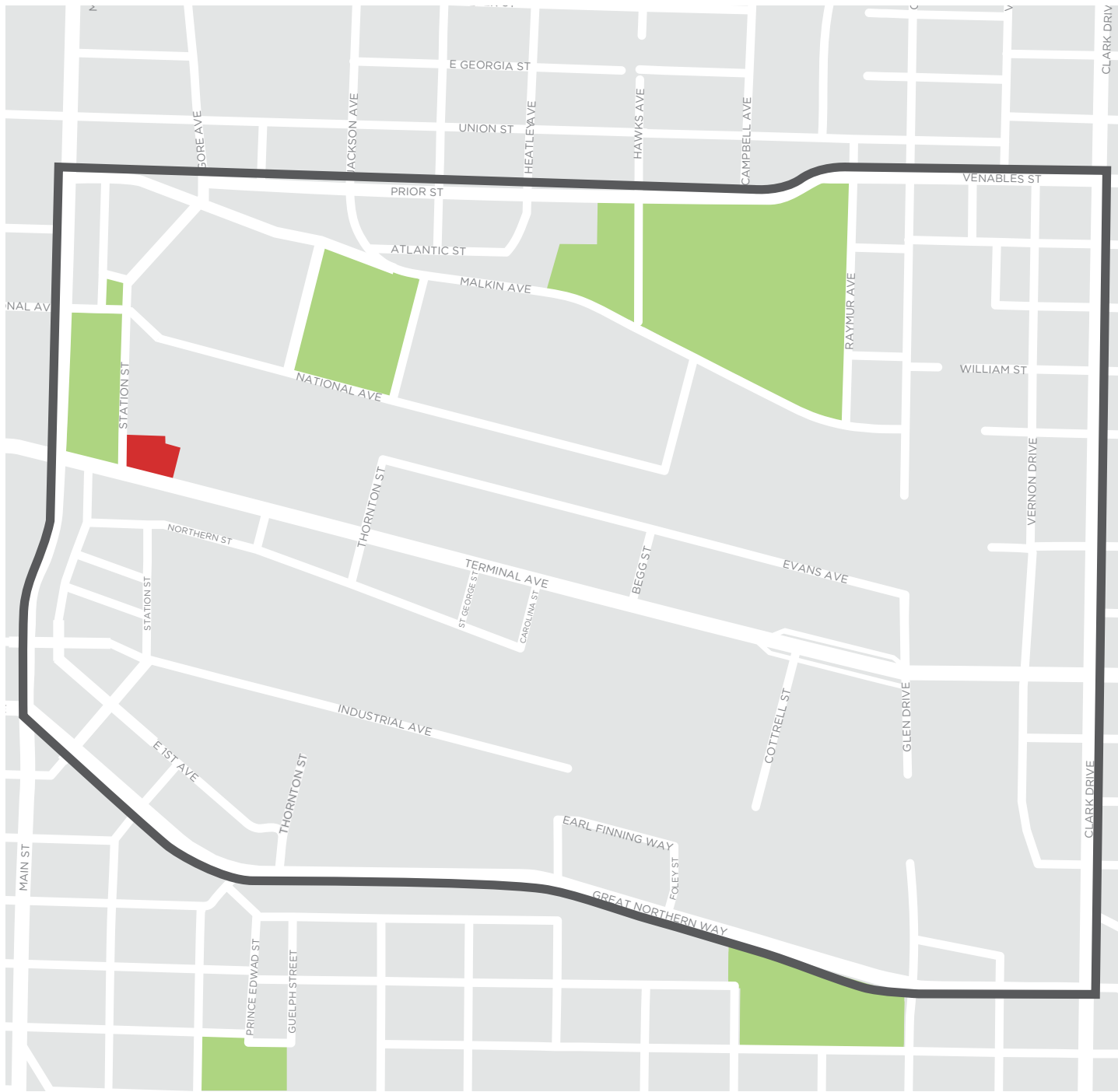


FC-2 INNOVATION HUB

Intention: To establish a high-density mixed use neighbourhood to support a thriving centre for new and emerging economies.

Density/Uses: Density ranges from 1.0 to 7.5 FSR. A variety of uses include the full-spectrum of employment activities as well as social, rental, and strata market housing.

Height: Range from 10.7 m (35 ft) to 52 m (170 ft).



FC-2 SUB-AREA A: PACIFIC CENTRAL FRAME

Intention: To establish a site for high-intensity employment near transit.

Density/Use: Increased maximum density to 7.0 FSR. A variety of employment uses including office.

Height: 22.9 m (75 ft) to 52 m (170 ft).

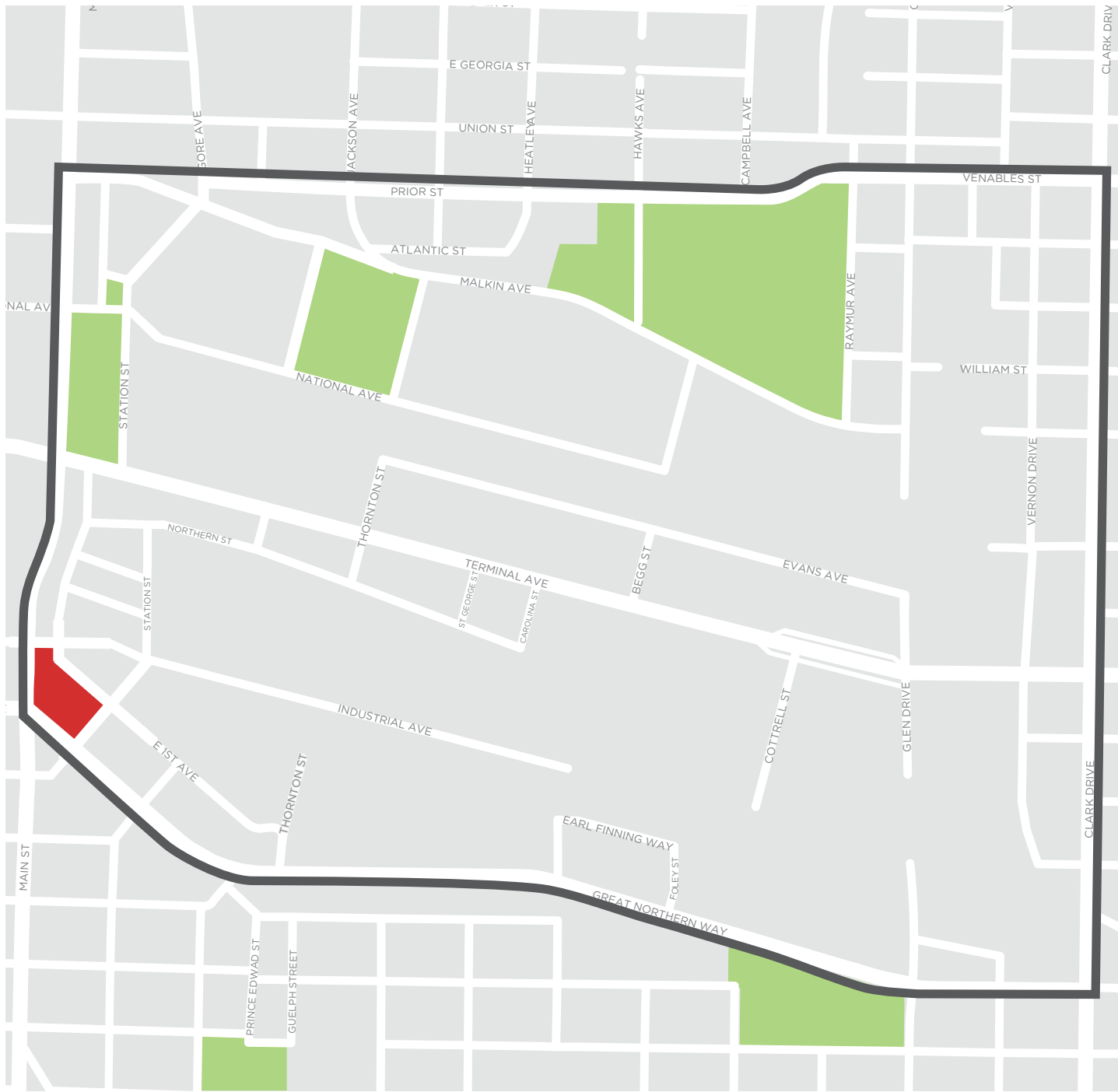


FC-2 (B, C1, C2 & D) CITY'S INNOVATION HUB

Intention: To deliver an amenity-rich public node on these 7 acres of City-owned land to anchor public life and support a thriving, high-tech innovation economy.

Density/Use: Ranges from 1.0 to 7.5 FSR. A variety of uses including space for high-tech and research, arts production and food economy, limited residential, and public places with amenities.

Height: 10.7 m (35 ft) to 51.8 m (170 ft)



FC-2 SUB-AREA E MIXED USE/INDUSTRIAL

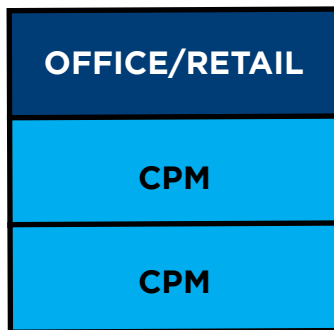
Intention: Create a diverse and complete mixed development with rental residential above light industrial and other economic activities.

Density: Base maximum of 3.0 FSR. Bonus density to a maximum of 6.5 FSR, including 3.5 of residential.

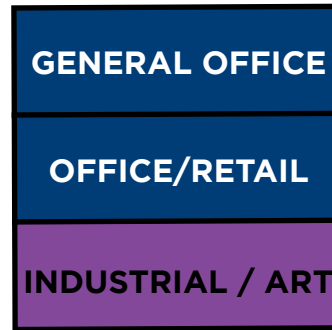
Height: Outright of 18.3 m (60 ft) conditional to a maximum of 42.7 m (140 ft).

FC-2 SUB-AREA E: MIXED-USE/INDUSTRIAL

INCLUSIONARY ECONOMIC ZONING



OR



BASE ZONING

(1 possible high-value configuration)

INCLUSIONARY ECONOMIC OPTION

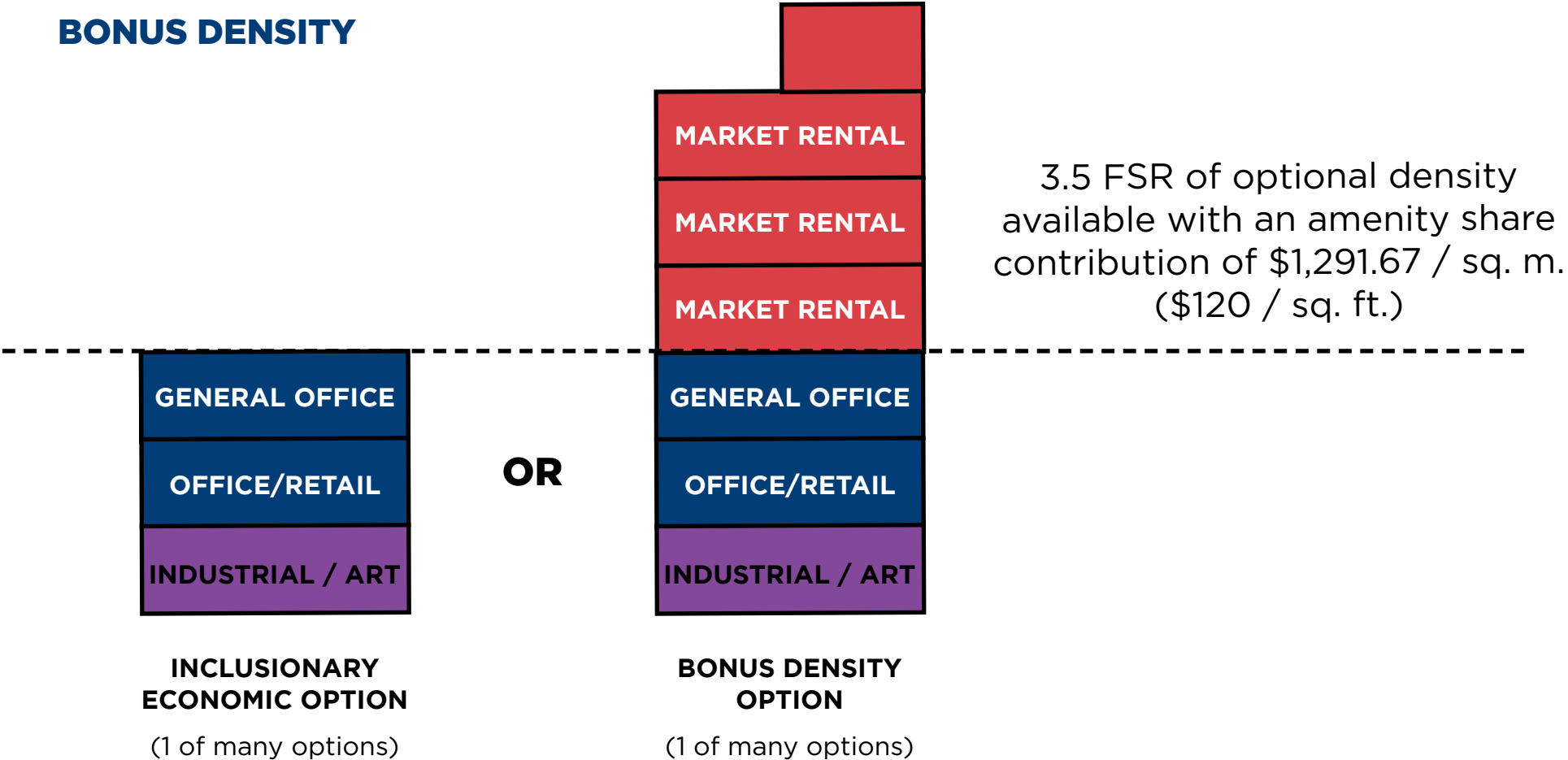
(1 of many options)



Additional General Office is achievable with the delivery of 1.0 FSR of Light Industrial or Artist Studio.

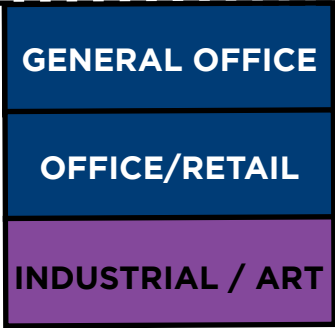
**FC-2 SUB-AREA E:
MIXED-USE/INDUSTRIAL**

BONUS DENSITY



**FC-2 SUB-AREA E:
MIXED-USE/INDUSTRIAL**

INCLUSIONARY HOUSING OPTION



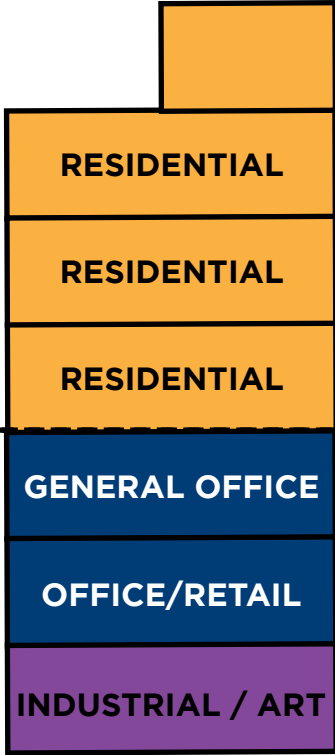
**INCLUSIONARY
ECONOMIC OPTION**
(1 of many options)

OR



**BONUS DENSITY
OPTION**
(1 of many options)

OR



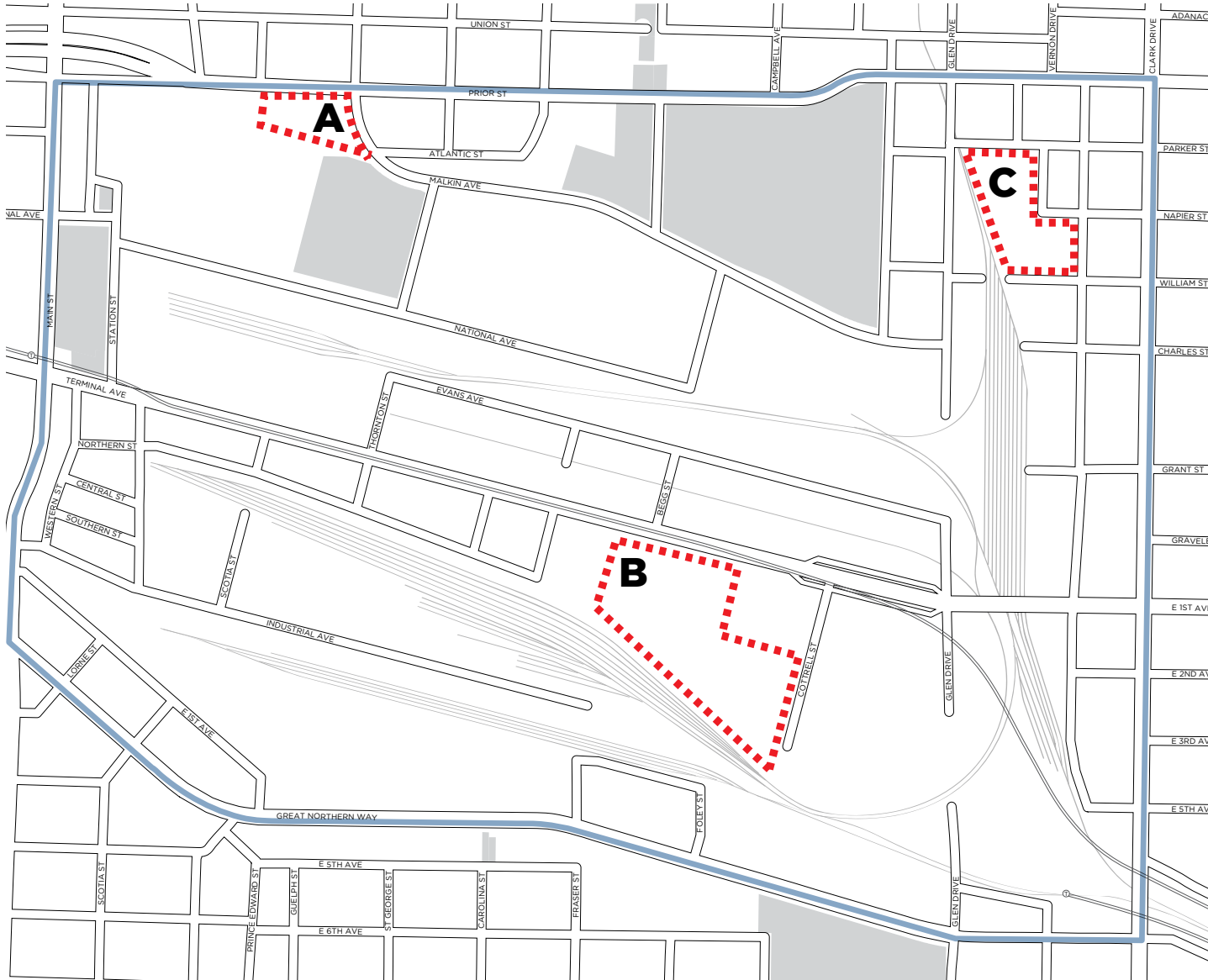
**INCLUSIONARY
HOUSING OPTION**
(1 of many options)

50%
SOCIAL
HOUSING

REZONING POLICY

Intention: Three unique sites have been identified in the new zoning policy to respond to the site specific challenges and opportunities.

- A - North of New Malkin
- B - Railyards Heritage Hub
- C - Cultural Hub





DESIGN & DEVELOPMENT POLICIES

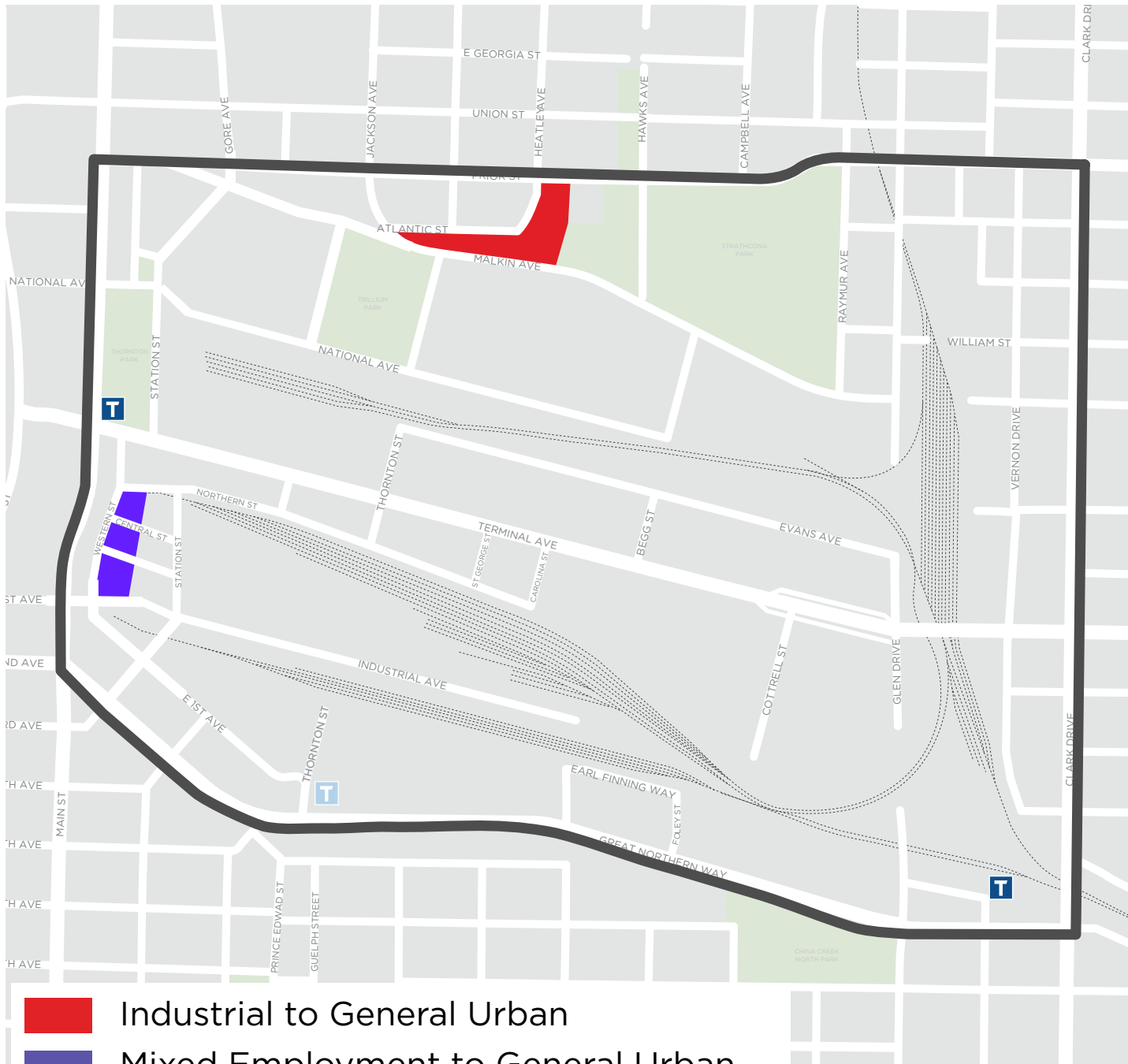
Intention: Established to balance the needs of an active public realm and functional employment spaces. These are an important tool to help manage the implementation of the plan.



Guidelines Apply to:

- I-3 Sub Area A;
- I-2 Sub-Area B;
- FC-2;
- MC-1 Sub-Area A; and
- IC-3 Sub-Area A.

REGIONAL CONTEXT STATEMENT (RCS)

Intention: Two minor amendments to our Regional Context Statement ODP are required to implement the zoning.



-  Industrial to General Urban
-  Mixed Employment to General Urban



THANK YOU
&
Questions.