





# Proposed Amendments and Site Context

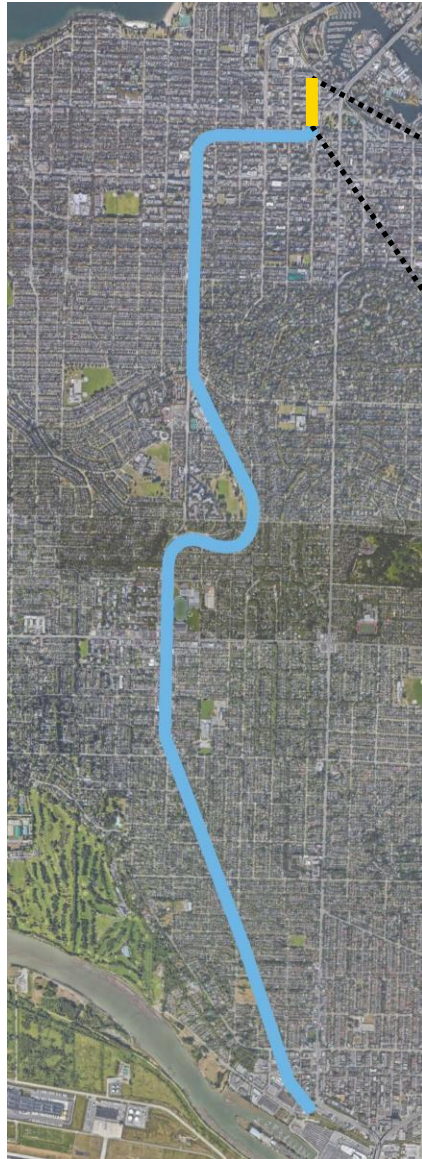


**Proposing to amend unzoned Option Lands site located within the False Creek ODP boundary, to enable:**

- **6-storey rental residential building**
- **Commercial on ground floor**
- **20% of rental floor area at below market rates.**



# Arbutus Greenway - Option Lands Background



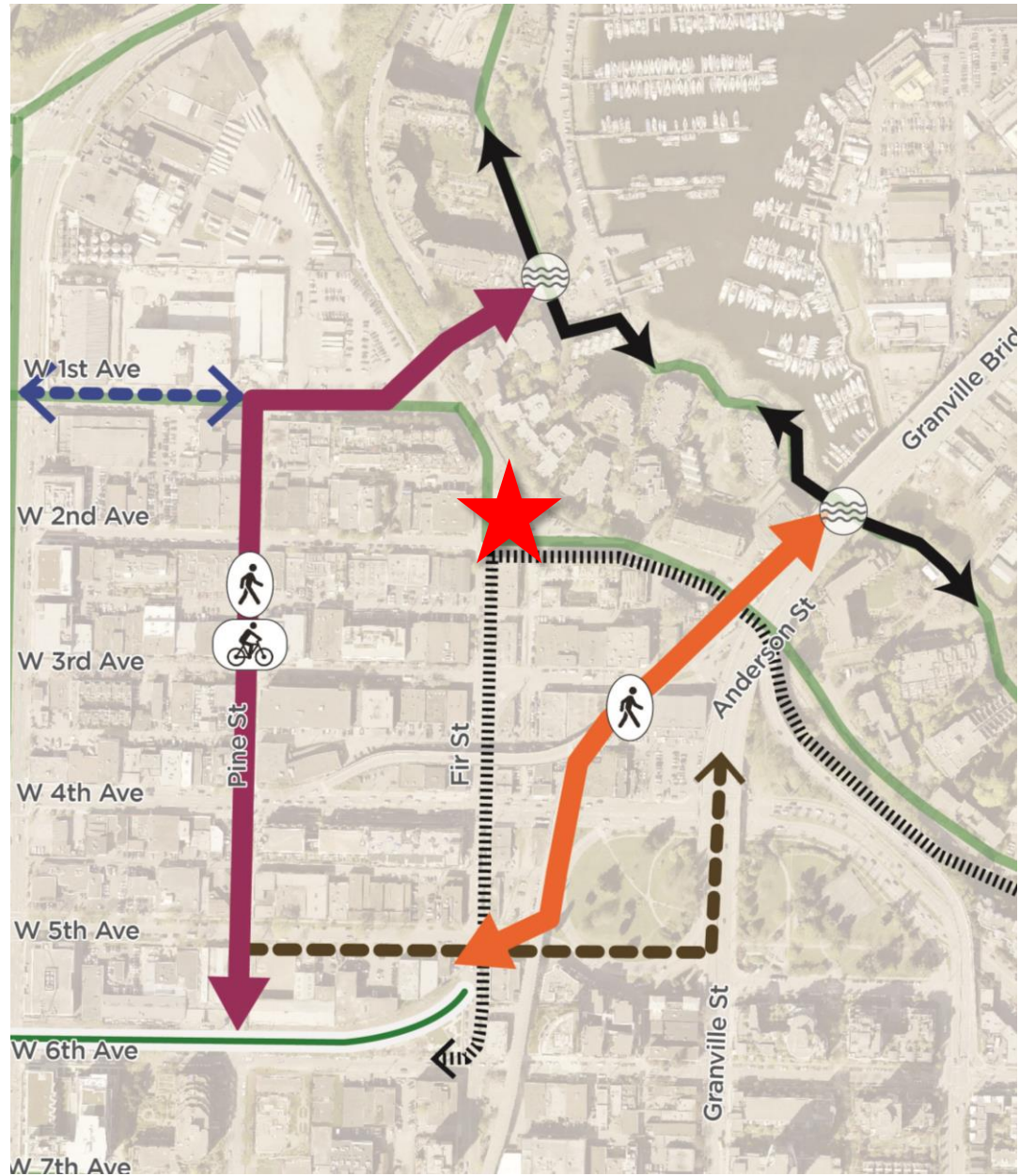
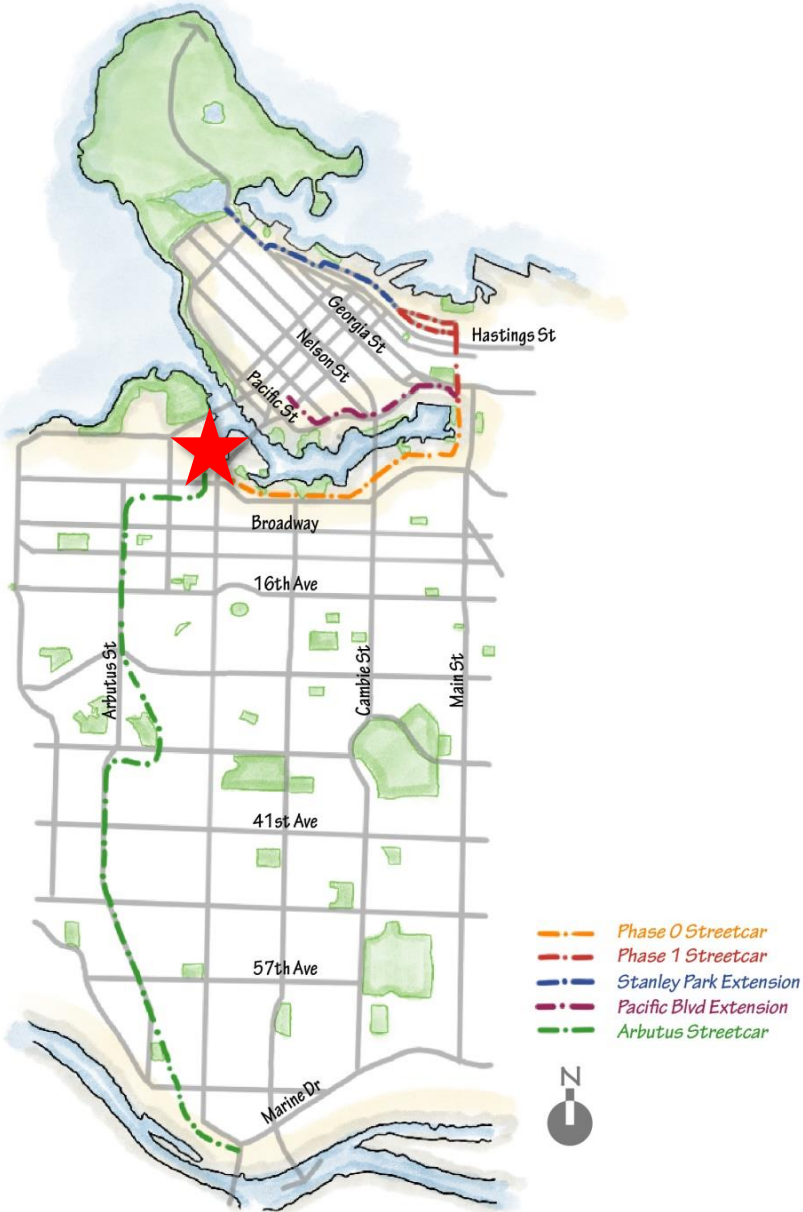
Arbutus Corridor

- 2016 – City of Vancouver purchased the Arbutus Corridor from CPR for transportation purposes of greenway and streetcar
- The purchase included 7 parcels, located between W 1st Ave and W 5th Ave, referred to as the Option Lands
- Option Lands not required for the greenway and streetcar
- City is obligated to undertake planning and rezone these sites for the option to purchase by CPR for \$1.00, as part of the Purchase Agreement



Option Lands Sites

# Arbutus Greenway – Transportation Background





# Option Lands Progress



Option Lands



C-2B (Commercial District)

- Rezoning Completed



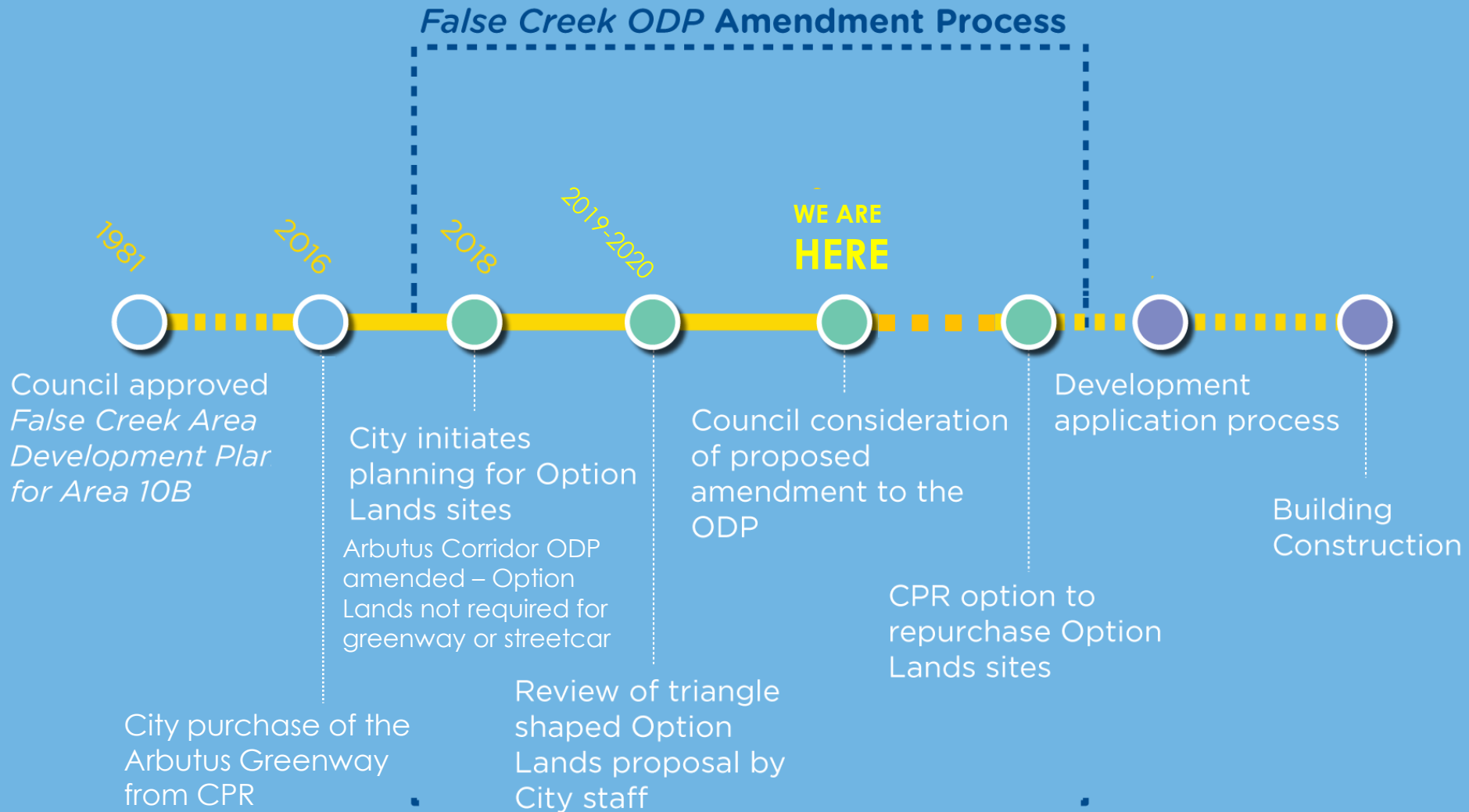
IC-1 (Light Industrial District)

- Rezoning Completed



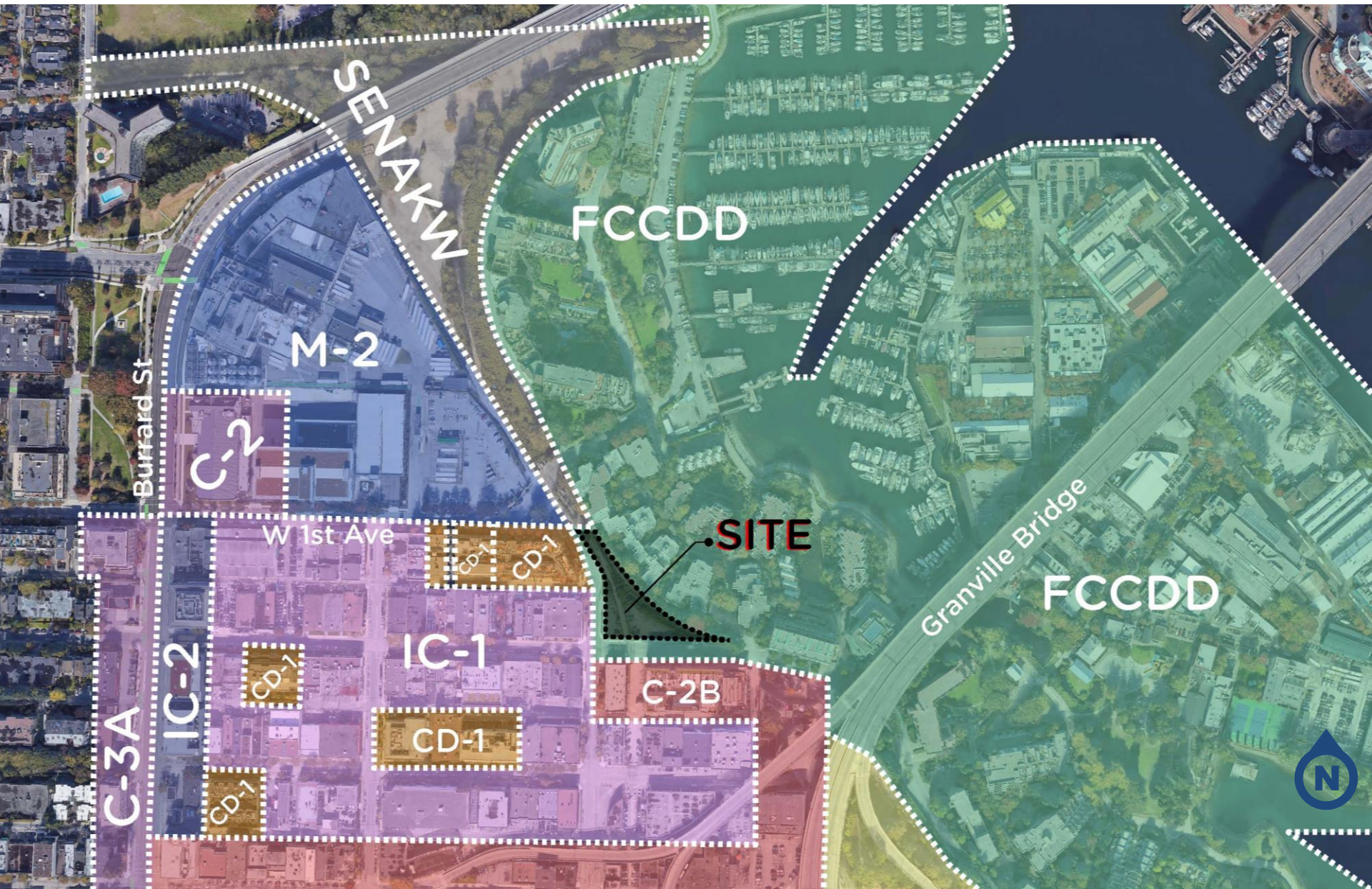
ODP Amendment Underway

# Option Lands Planning Timeline





# Site and Surrounding Zoning





# False Creek ODP Context

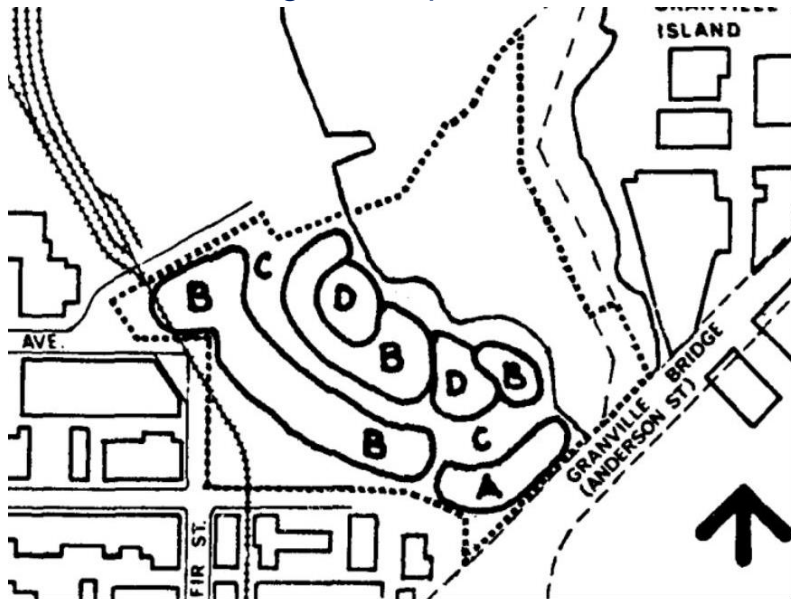




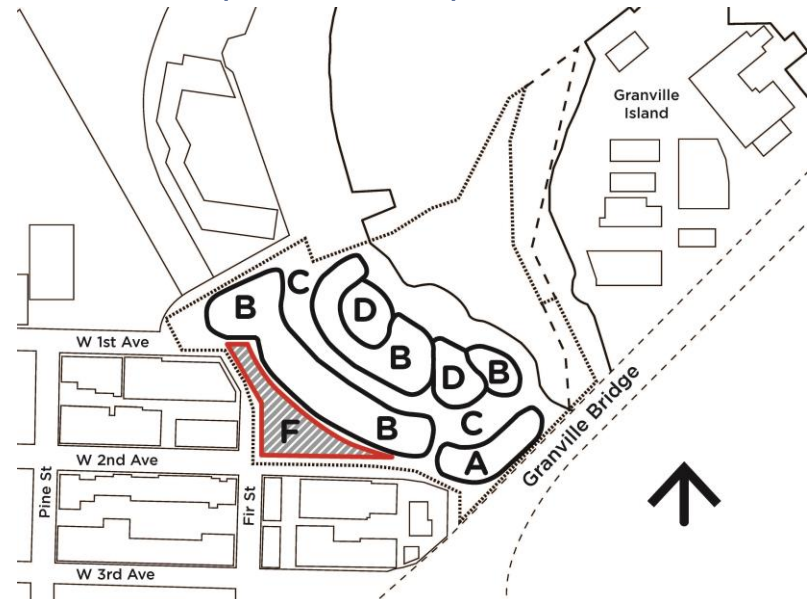
# False Creek Area Development Plan For Area 10B



Existing Development Areas



Proposed Development Areas





# Policy Context

## False Creek ODP


FALSE CREEK	
OFFICIAL DEVELOPMENT PLAN	
(Adopted by By-law No. 4812, November 5, 1974)	
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City of Vancouver  
Zoning and Development By-law

FCDD  
April 1998

## False Creek Vision and Principles

### FALSE CREEK SOUTH PROVISIONAL VISION STATEMENT & GUIDING PLANNING PRINCIPLES



#### PROVISIONAL VISION STATEMENT

A renewed False Creek South enhances the living legacy of the community in realizing incremental growth in an equitable, innovative manner.

It is a place where a diversity of people live, work, interact, shop and play, and where strong social and physical connections exist.

It is a resilient and sustainable neighbourhood in the city core.

In which:

- "Incremental growth" means a gradual increase in housing capacity that will occur in the community as part of a long-term phased redevelopment.
- "Equitable" means enabling a diversity of people (e.g. with different incomes, ages, household types) to live in False Creek South, in consideration of the original planning aspirations and the public ownership of the land, and in recognition of the community's unique location in the city core, close to jobs and transit.
- "Innovative" means creative, experimental, and bold.
- "Resilient" refers to both social resilience and environmental resilience to disaster and climate change events.

False Creek South Council Approved Provisional Vision Statement and Guiding Planning Principles

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## Housing Vancouver Strategy



CITY OF VANCOUVER | HOUSING VANCOUVER

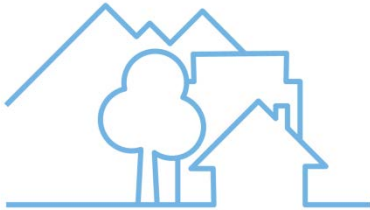
### HOUSING VANCOUVER STRATEGY



# Site Specific Development Planning Goals

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## Consider Context



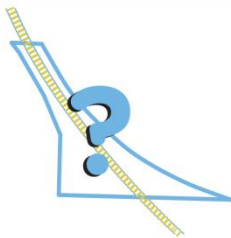
Respond to the site's unique context by providing land uses that are complimentary to the surrounding service uses and residential community to the north. The development should be designed to respond to local neighbourhood and street character.

## Increase Housing Options



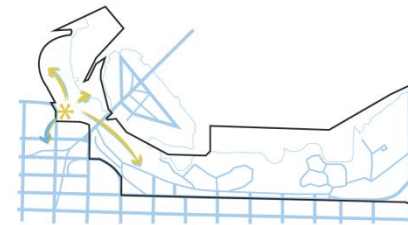
Provide new affordable rental housing units to address the housing needs identified in the 'Housing Vancouver Strategy'. Rents should be geared to households with incomes between \$30,000 and \$80,000 per year.

## Utilize Vacant Land



Based on an understanding that the site is no longer required for transportation purpose related to the future Arbutus Greenway, seek to optimize development of the site in keeping with the intent of the False Creek ODP while achieving current City objectives related to housing affordability.

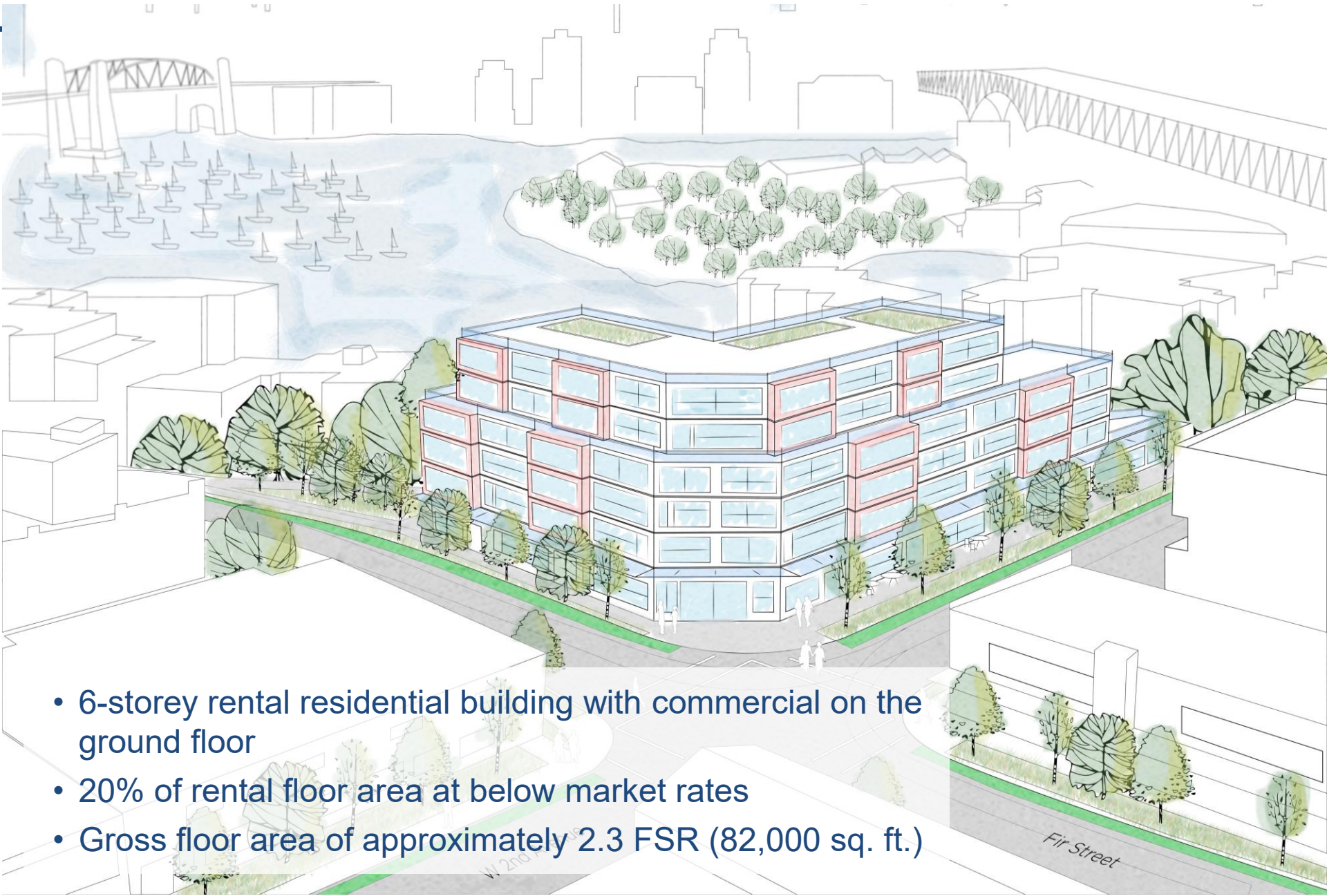
## Integrate into the community



Redevelopment of the site will ensure integration with the surrounding community by responding to the False Creek South Provisional Vision Statement & Guiding Planning Principles, and design guidelines set out in the False Creek Official and Area Development Plan. Provide spaces that support strong social connections including an active public realm, on-site amenities for building residents, and connections through the site.



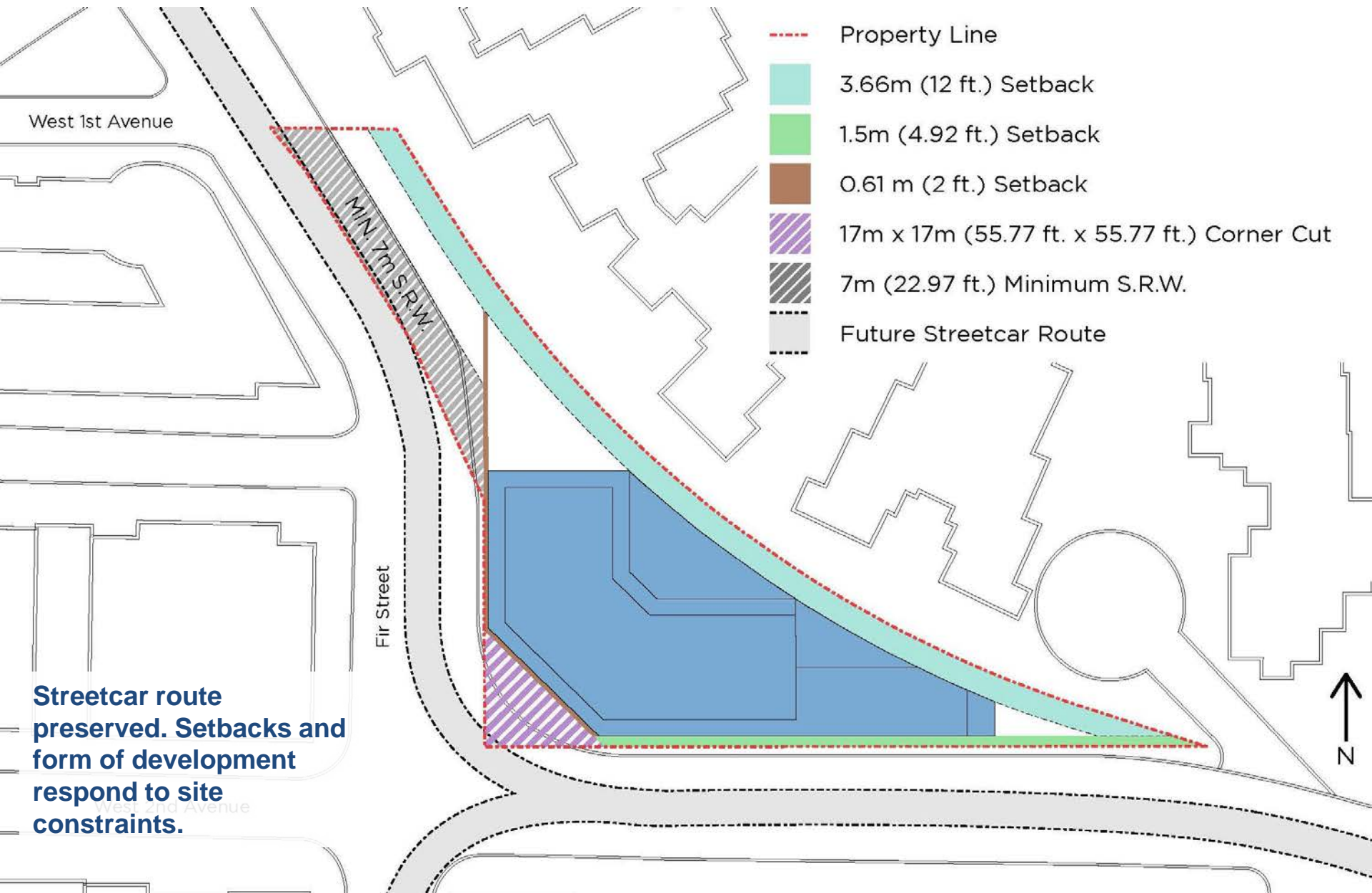
# Proposal (illustrative development concept)



- 6-storey rental residential building with commercial on the ground floor
- 20% of rental floor area at below market rates
- Gross floor area of approximately 2.3 FSR (82,000 sq. ft.)



# Building Setbacks & Proposed Streetcar Route





# Height Context

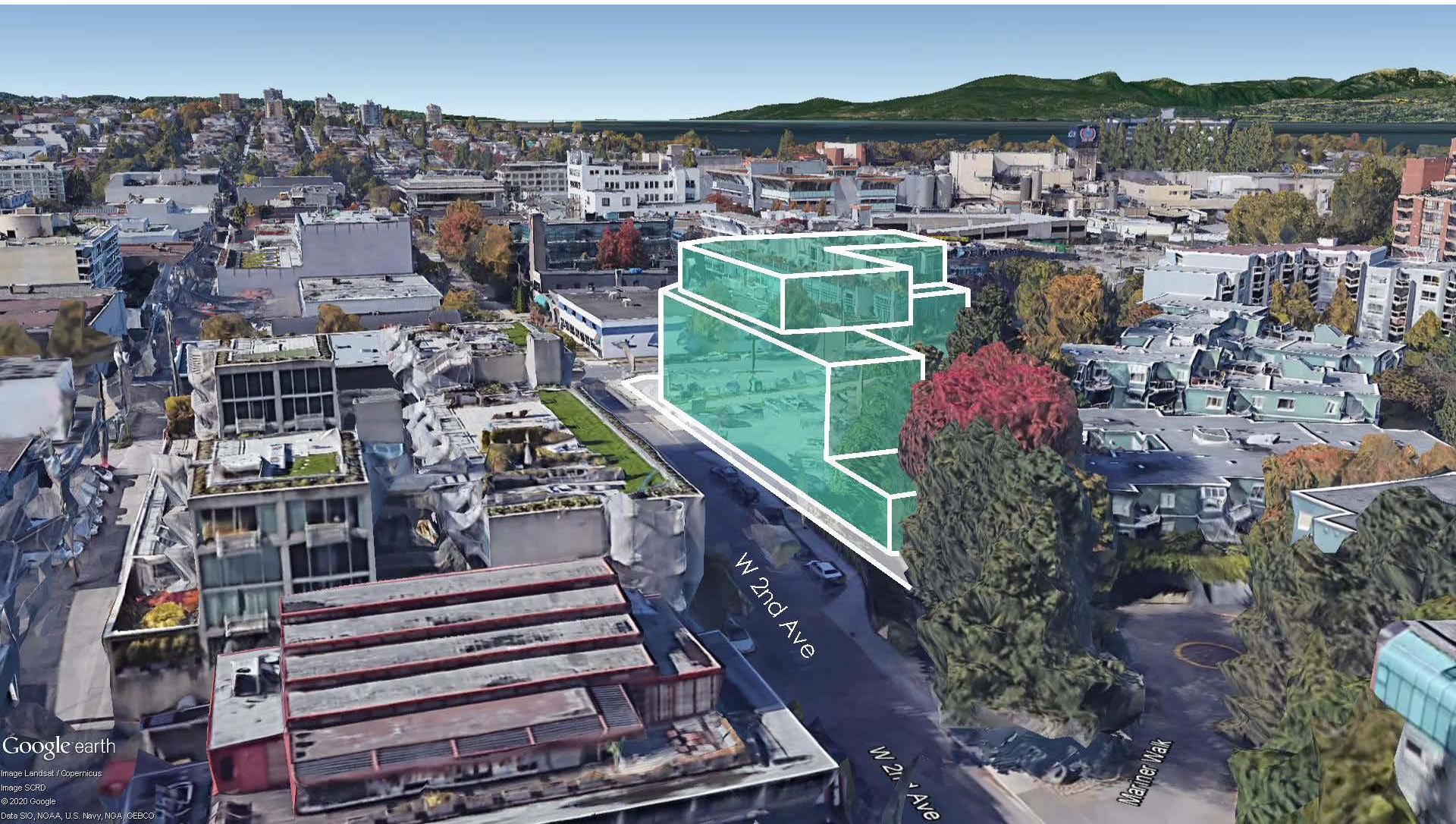
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# Height Context

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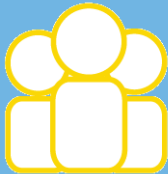




# Public Consultation



**Public Open House**  
November 19, 2019



**110 Attendees**



**47 Feedback forms  
received online and in  
person**

Presentation **to the RePlan Housing Coop  
subcommittee**  
December 11, 2019

Presentation to **Vancouver City Planning  
Commission**  
January 8, 2020

A **petition in support of the proposed  
amendments** was received with 35 signatures

## **Public Response**

- **Proposal is an appropriate form and density for neighbourhood**
- **Support for prospective land use/onsite rental housing**
- **Concerns related to current/future traffic congestion, shadow impacts and loss of public parking**



# Conclusion

- If approved, the City's obligation in the Purchase Agreement will be met
- Proposed amendments are in keeping with the intent and direction of False Creek ODP

