



**Amendments to the False Creek Area
Development Plan for Area 10B**
Public Hearing – July 7, 2020

Proposed Amendments and Site Context

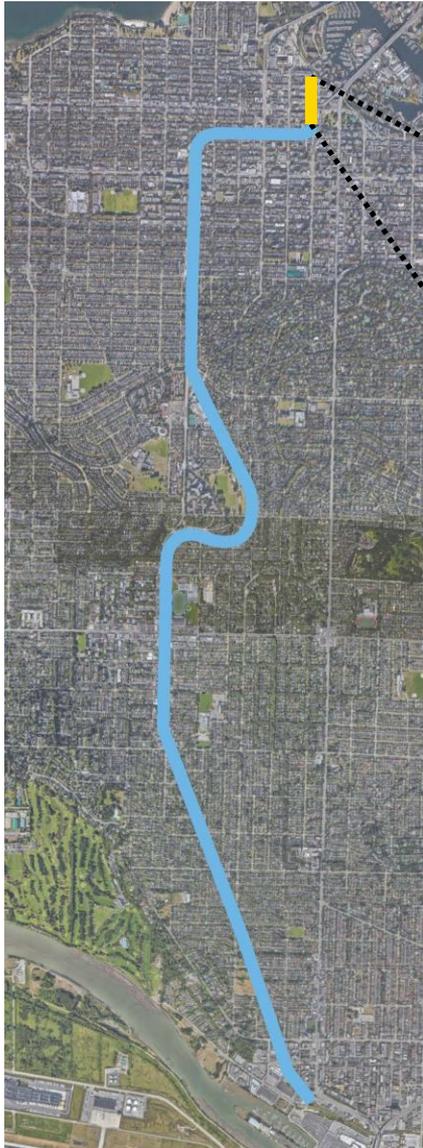


Proposing to amend unzoned Option Lands site located within the False Creek ODP boundary, to enable:

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

Arbutus Greenway - Option Lands Background

- 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

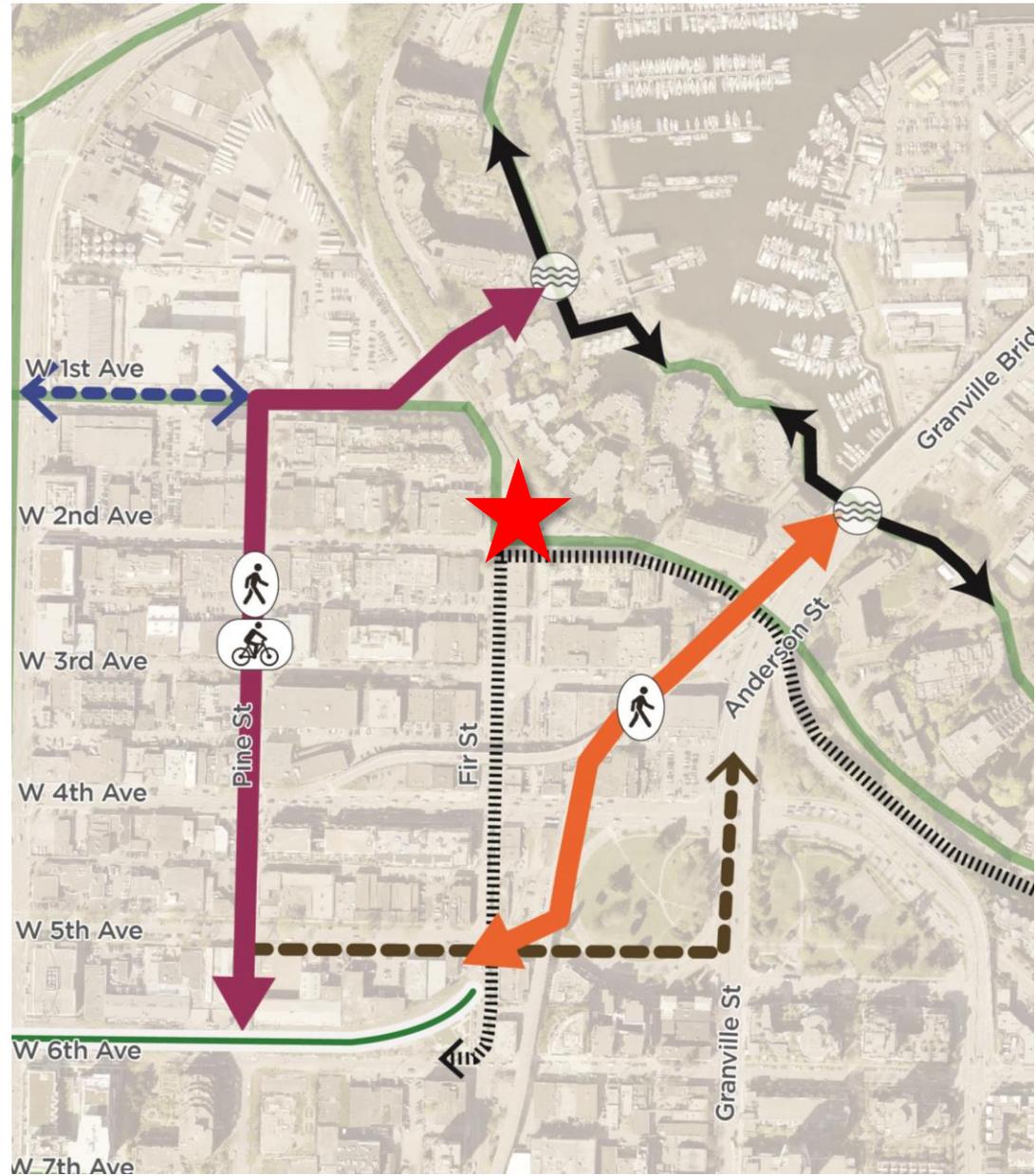
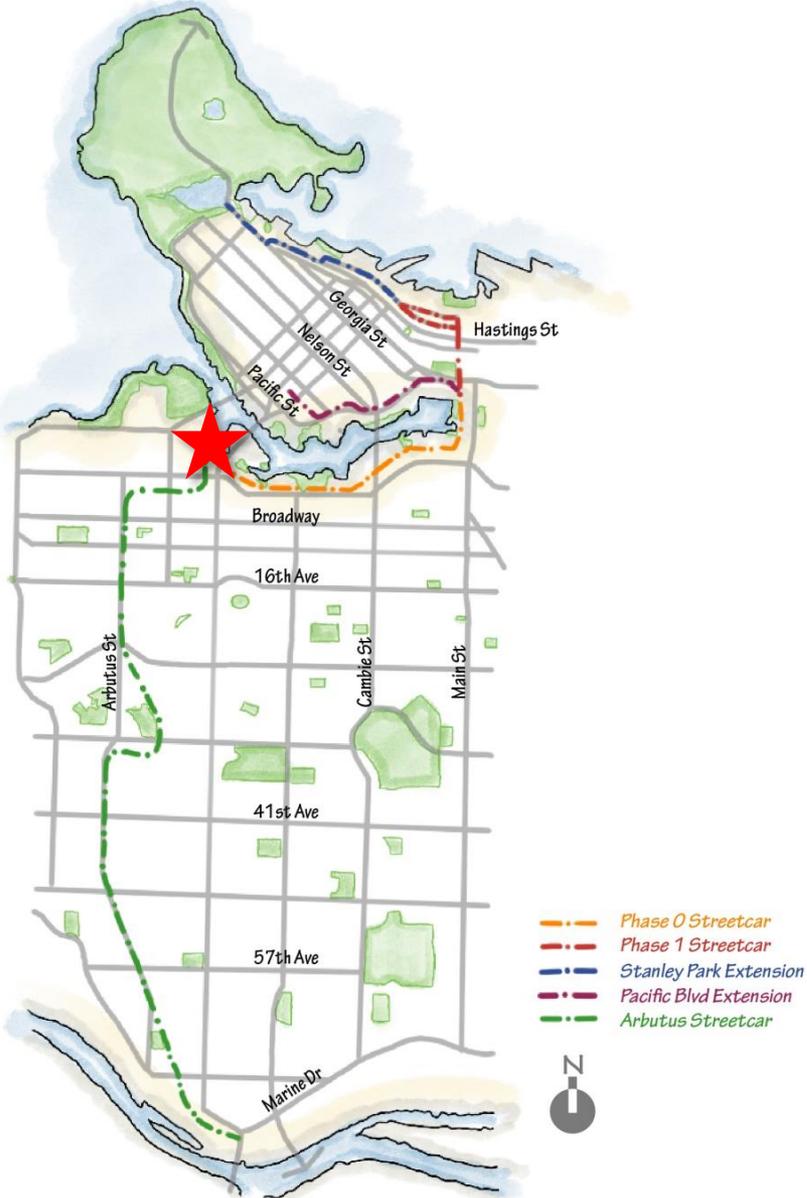


Arbutus Corridor



Option Lands Sites

Arbutus Greenway – Transportation Background



Option Lands Progress



Option Lands



C-2B (Commercial District)

- Rezoning Completed



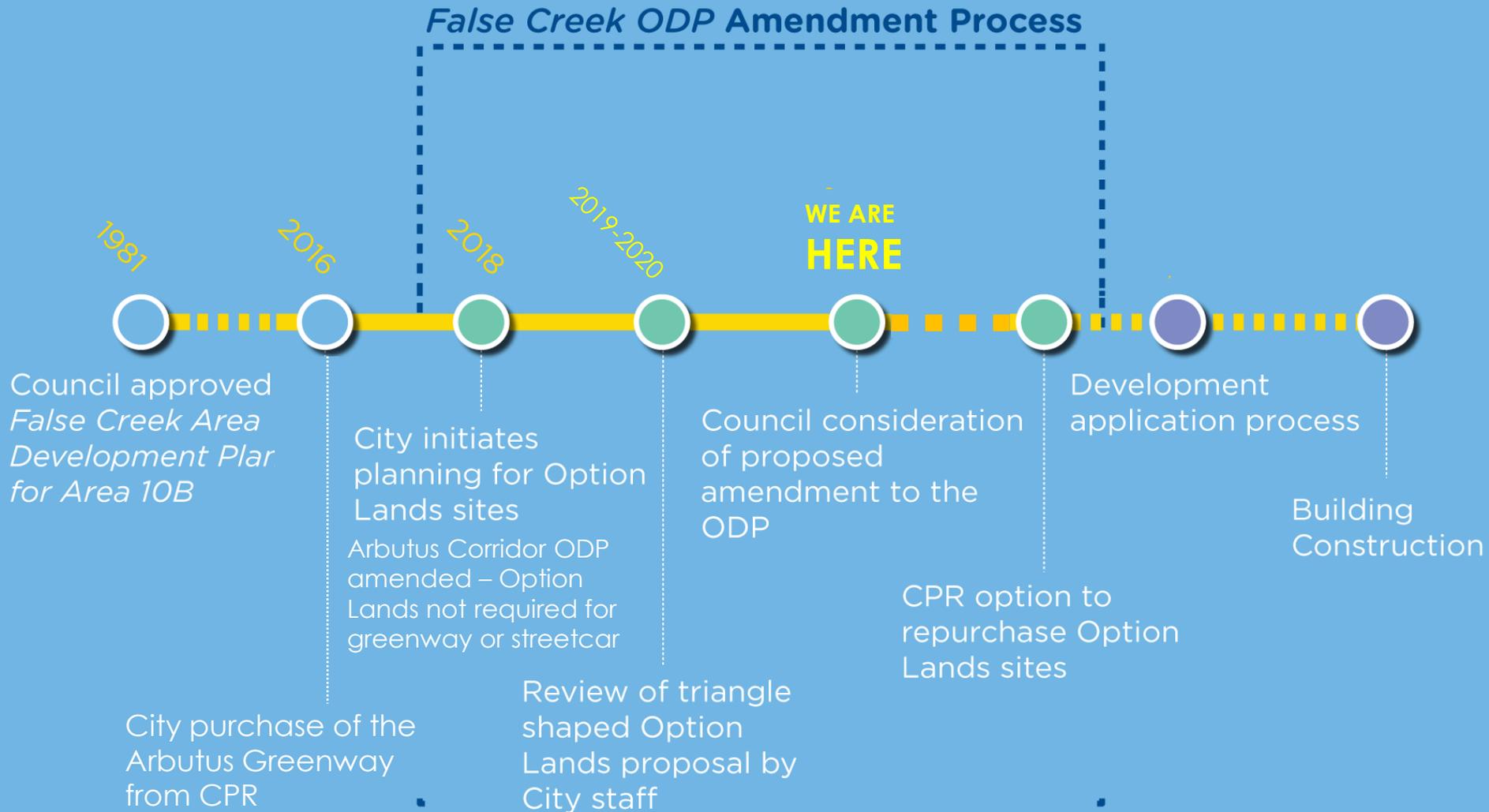
IC-1 (Light Industrial District)

- Rezoning Completed

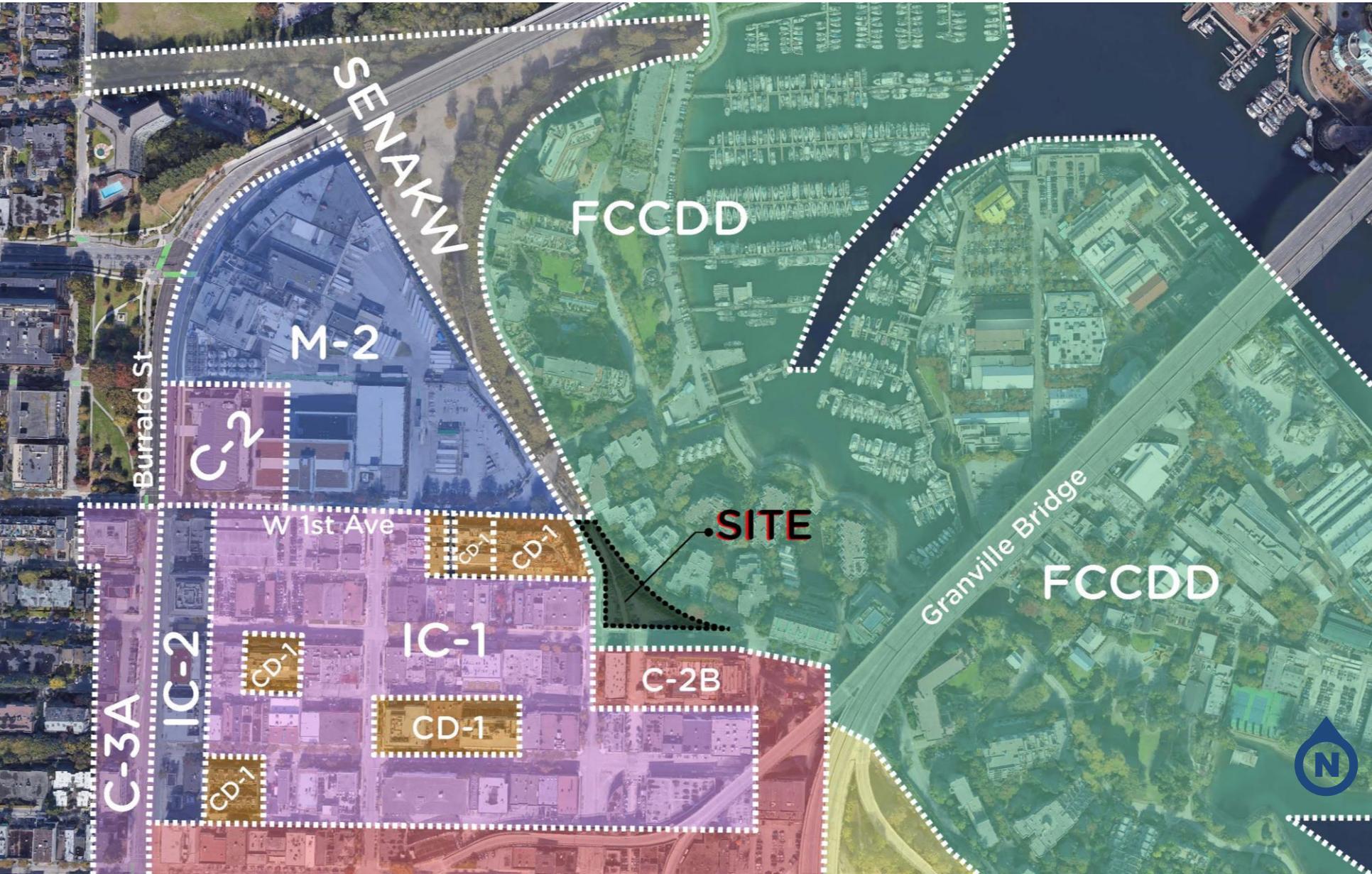


ODP Amendment Underway

Option Lands Planning Timeline



Site and Surrounding Zoning



False Creek ODP Context



Burrard St

Area Development Plan
for Area 10B

False Creek ODP Area

Site

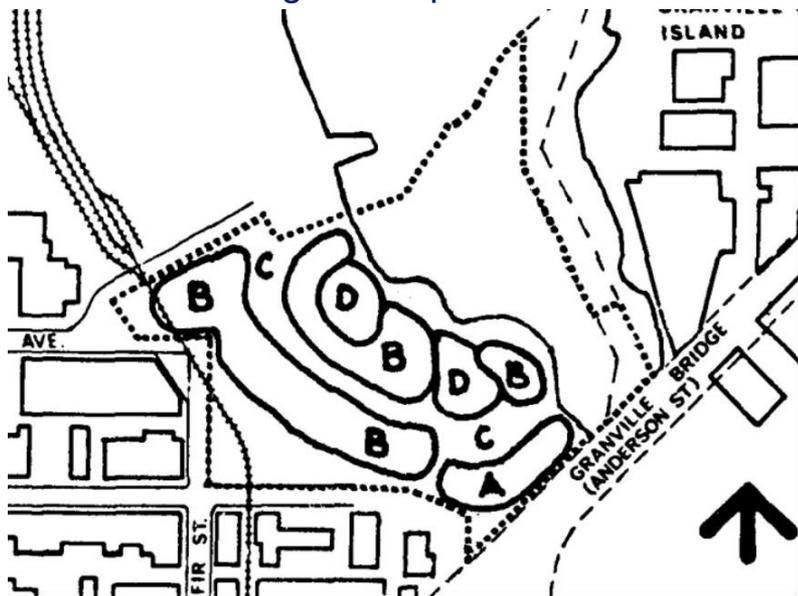
W 6th Avenue

Cambie St

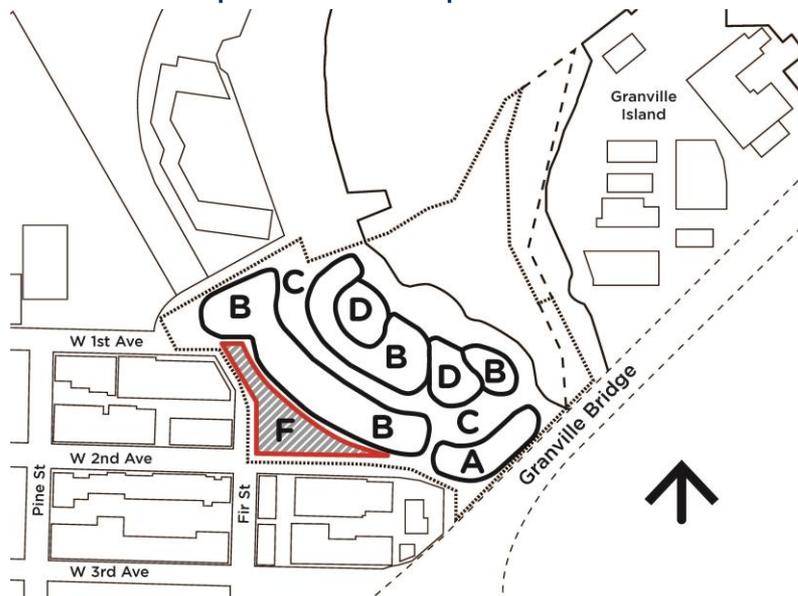
False Creek Area Development Plan For Area 10B



Existing Development Areas



Proposed Development Areas



Policy Context

False Creek ODP

False Creek

**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 1988

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

PAGE 1 OF 2

Housing Vancouver Strategy

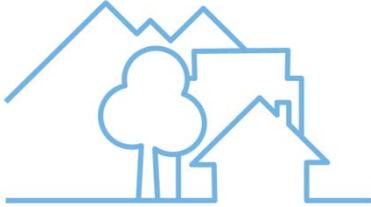
CITY OF VANCOUVER | HOUSING VANCOUVER

HOUSING VANCOUVER STRATEGY



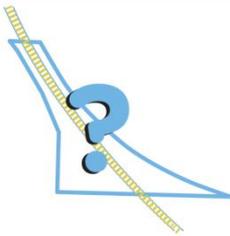
Site Specific Development Planning Goals

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.

Utilize Vacant Land



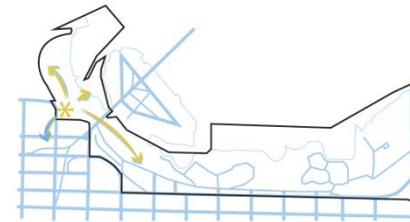
Based on an understanding that the site is no longer required for transportation purpose related to the future Arbutus Greenway, seek to optimize development of the site in keeping with the intent of the False Creek ODP while achieving current City objectives related to housing affordability.

Increase Housing Options



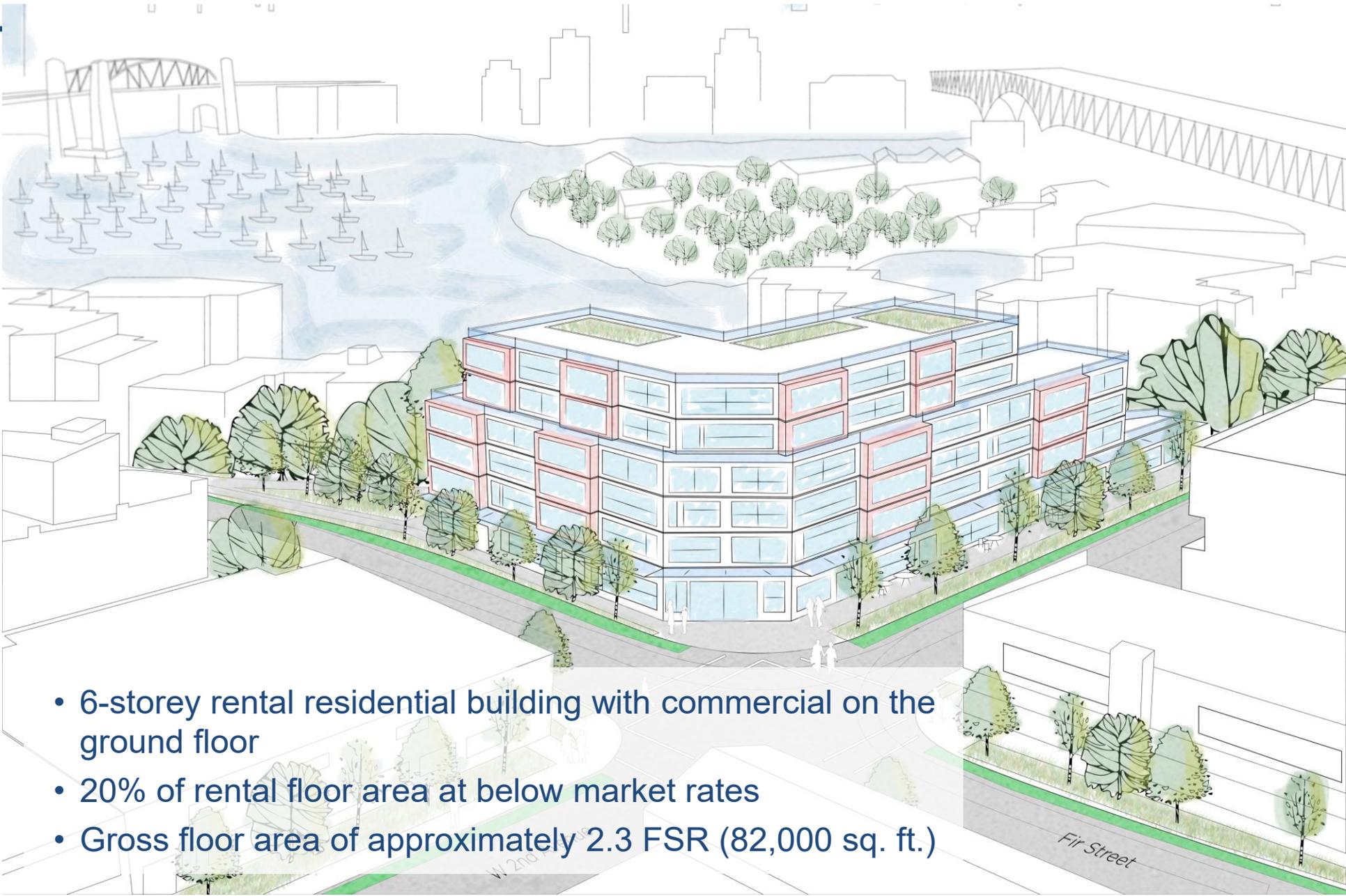
Provide new affordable rental housing units to address the housing needs identified in the 'Housing Vancouver Strategy'. Rents should be geared to households with incomes between \$30,000 and \$80,000 per year.

Integrate into the community



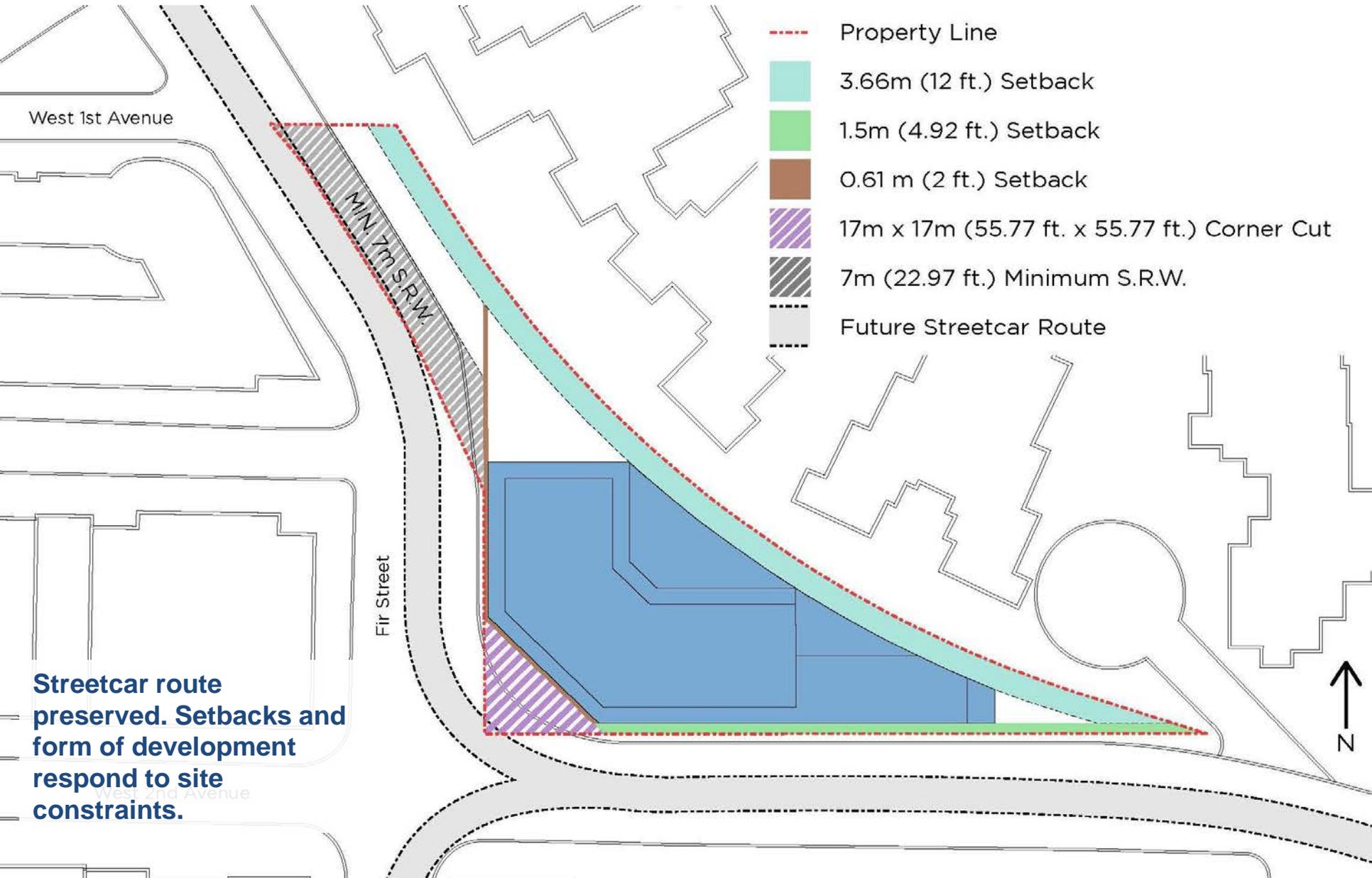
Redevelopment of the site will ensure integration with the surrounding community by responding to the False Creek South Provisional Vision Statement & Guiding Planning Principles, and design guidelines set out in the False Creek Official and Area Development Plan. Provide spaces that support strong social 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.)

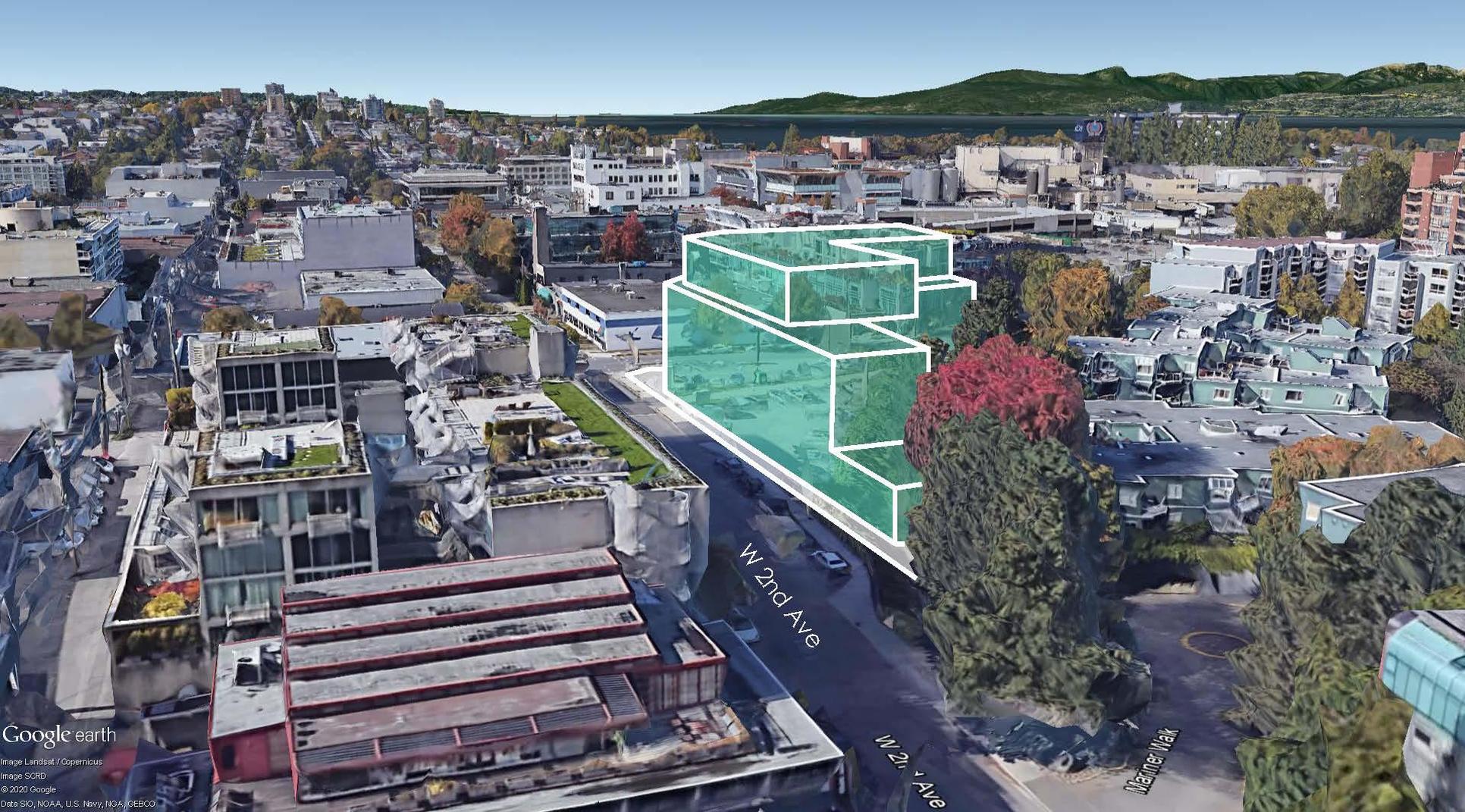
Building Setbacks & Proposed Streetcar Route



Height Context



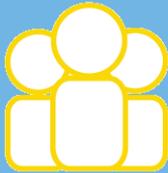
Height Context



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

