



# City of Vancouver *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 F 604.873.7344 fax 604.873.7060  
planning@vancouver.ca

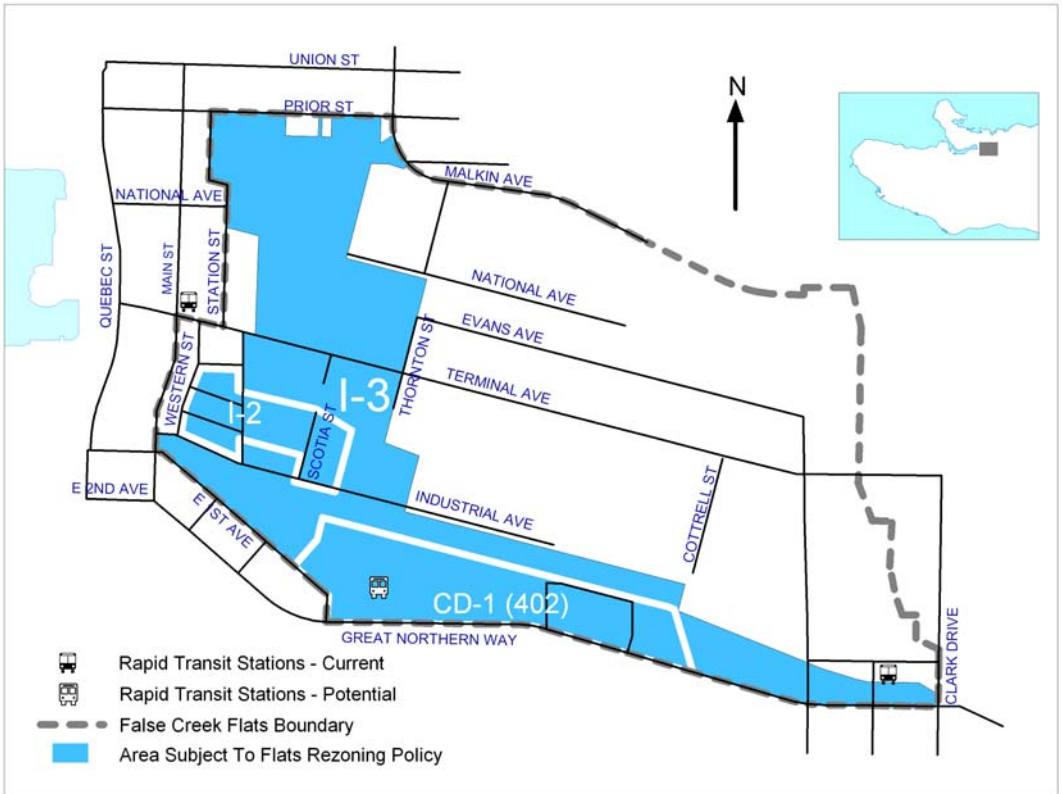
## FALSE CREEK FLATS REZONING POLICY: ADDITIONAL GENERAL OFFICE USE IN "HIGH TECHNOLOGY" DISTRICTS (I-3, Great Northern Way Campus CD-1 (402) and portions of I-2)

*Adopted by City Council on April 7, 2009*

### 1 Application and Intent

The intent of this policy is to provide guidance for broadening the range of permitted office uses in areas zoned for high technology in the False Creek Flats ("the Flats"), while providing opportunities to intensify employment near existing or potential rapid transit.

This rezoning policy applies to all sites in the I-3 district and within the Great Northern Way Campus CD-1 (402). The policy also applies to a limited number of sites zoned I-2 in the western Flats near existing rapid transit. These areas are identified in the map below:



## 2 Rezoning for General Office Use

Rezonings that include general office use may be considered under the following conditions:

- General office use may be permitted up to the maximum overall density permitted in the existing zoning district. Modest increases in density may be considered where the form of development reflects the urban design parameters and the height and massing specifications in the relevant District Guidelines.
- The site should be within realistic walking distance of an existing rapid transit station, or station anticipated to be constructed within a reasonable time. In recognition of the difficult pedestrian connectivity in the Flats resulting from a limited road network and extensive rail yards, pedestrian routing with viable, existing pedestrian linkages to the rapid transit station must be demonstrated.
- Rezonings in the I-3 and western I-2 areas should adhere to urban design and built form guidelines of the I-3 District Guidelines, parking regulations that apply to the existing zoning district, as well as other relevant Council-approved policies.
- Rezonings for sites within CD-1 (402) should adhere to the urban design and built form guidelines of the Great Northern Way Technology Park CD-1 Guidelines, parking regulations that apply to the existing zoning district, as well as other relevant Council-approved policies.
- Rezonings in “High Technology” Districts (I-3, Great Northern Way Campus CD-1 (402) and western portions of I-2) should consider installing hydronic heating systems to be neighbourhood energy utility compatible.

## 3 Compatible Uses

Rezonings may include uses that are currently permitted in the existing zoning district, including compatible industrial uses. Rezonings may also include uses that are supportive of the needs of area employees such as child care, local area serving restaurants and other relevant services.