



# URBAN DESIGN PRINCIPLES

Urban design principles will help to set the framework for future development. These principles will identify the key design considerations to support current businesses and unlock future economic potential in the False Creek Flats

## Create Buildings that Respect & Respond to the Public Realm

Design buildings at the scale of the pedestrian by incorporating elements at the ground floor that help to create attractive, well-functioning and welcoming spaces

## Maximize Flexibility

Ensure that new buildings can adapt and evolve to accommodate future changes in economic production

## Encourage Working Rooftops

Expand economic functions to the roof tops of buildings

## Create healthy and productive workspaces

Design the public realm to maximize sunlight on public spaces and daylight in work environments

## Take Advantage of Unique Opportunities

A thriving economy requires space for all scales of businesses from start-ups to headquarters

Large lot sizes create flexibility and scale not available elsewhere in the inner city

Plan for flexible outdoor spaces that can host a variety of uses over 24 hours

## Reference Industrial & Institutional Urban Fabric

Consider a campus approach to the design of large developments that prioritizes the public realm and reduces building footprints in order to address the unique qualities and opportunities of each site

## Intensify Employment Opportunities

Increase job space around existing and future transit sites that reflect the industrial character and nature of the area

Explore opportunities for higher use of existing buildings for more intensified job space

## Showcase Functional Workspaces in the Public Realm

Create links between the public realm and industrial function to showcase the industrial character of the Flats

## Re-purpose Vehicle Parking

Minimize surface parking and design for parking areas to transition to work space over time as other modes of transportation improve

## Encourage Vertical Stacking of Industry and Production Spaces

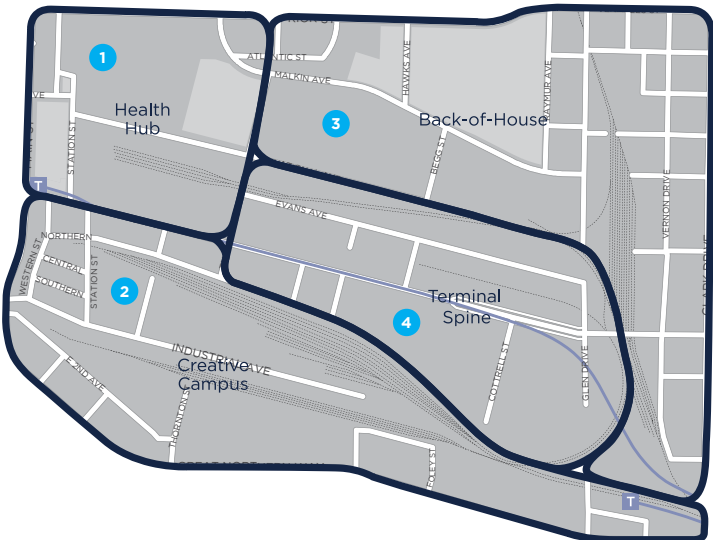
Intensify employment through multi-storey and multi-use buildings

## Create Thoughtful Transitions Respectful of Surrounding Residential Neighbourhoods

Require transitions between working industrial lands and adjacent residential

## CHARACTER AREAS

- 1 HEALTH HUB
- 2 CREATIVE CAMPUS
- 3 BACK-OF-HOUSE
- 4 TERMINAL SPINE





With the anticipated development of a new, state-of-the-art St. Paul's Hospital and health campus on an 18.5-acre site in the north-west corner of the False Creek Flats, this sub-area is being conceived as a world-class integrated health care, research and teaching hub to transform the future of health care for British Columbians. The area

will leverage its new role to provide health care and well-being programs and services to local communities and people from across the province. It will also significantly intensify employment, deliver community amenities and disaster-resilient infrastructure and create a well-connected public realm that integrates the new hospital and health campus into the city and adjacent neighbourhoods.

OVERVIEW OF ZONING APPROACH

Allow additional building heights and densities in appropriate locations that transition down to surrounding lower density residential communities. Expand definitions to encourage synergistic uses related to health care, including health care offices.

PROPOSED LAND USES



Life Sciences; Health Care Offices; Laboratories; Creative Products Manufacturing; Traditional Light Industrial; Arts & Cultural Uses; Childcare; Food economy; Services; Start-ups; Digital and High-Tech.



Residential is not a permissible use. Large-scale commercial and office uses are limited but can be increased with the delivery of industrial use, or non-profit spaces.

HEIGHT & DENSITY WITHIN THE HEALTH HUB



Increased height and density, as well as new non-residential uses will be determined through the New St. Paul's Hospital and Health Campus Policy Statement process. See [vancouver.ca/newstpauls](http://vancouver.ca/newstpauls) for updates. Heights anticipated up to underside of View Cone 22: approximately 200 ft (60m)

- 1 Addition of Health Care Offices as new permitted use, as well as the introduction of Creative Products Manufacturing and Digital Entertainment and Information Communication Technology (DEICT) (see board Intensify Employment for additional information)

**Height:** Outright maximum of 60 ft, conditional to 150 ft  
**Density:** Outright maximum of 3.0 FSR, conditional to 5.0

**Conditional Requirements:** conditional heights and densities achieved through delivery of certain uses, as well as urban design considerations

- 2 Increase heights and densities while seeking a flexible and diverse building typology. New uses introduced including Creative Products Manufacturing and DEICT (see board Intensify Employment for additional information)

**Height:** Retain outright maximum of 60 ft, introduce conditional to 150 ft  
**Density:** Retain outright maximum of 3.0 FSR, and introduce conditional to 5.0 FSR

**Conditional Requirements:** conditional heights and densities achieved through delivery of certain uses, as well as urban design considerations

- 3 Create policy to support zoning of site for significant additional density and heights up to the view corridor (approximately 170 ft (50m) to deliver additional Office capacity close to transit.

**Height:** Current policy 120 ft, support up to view corridor  
**Density:** Current policy of 5.0 FSR. Plan to support additional density in this transit oriented site up to 7.0 FSR

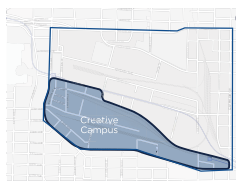
**Conditional Requirements:** rezoning for additional heights and density would be contingent on strong urban design considerations in particular in relation to the shadowing of Thornton Park and the relationship to the historic Pacific Central Station



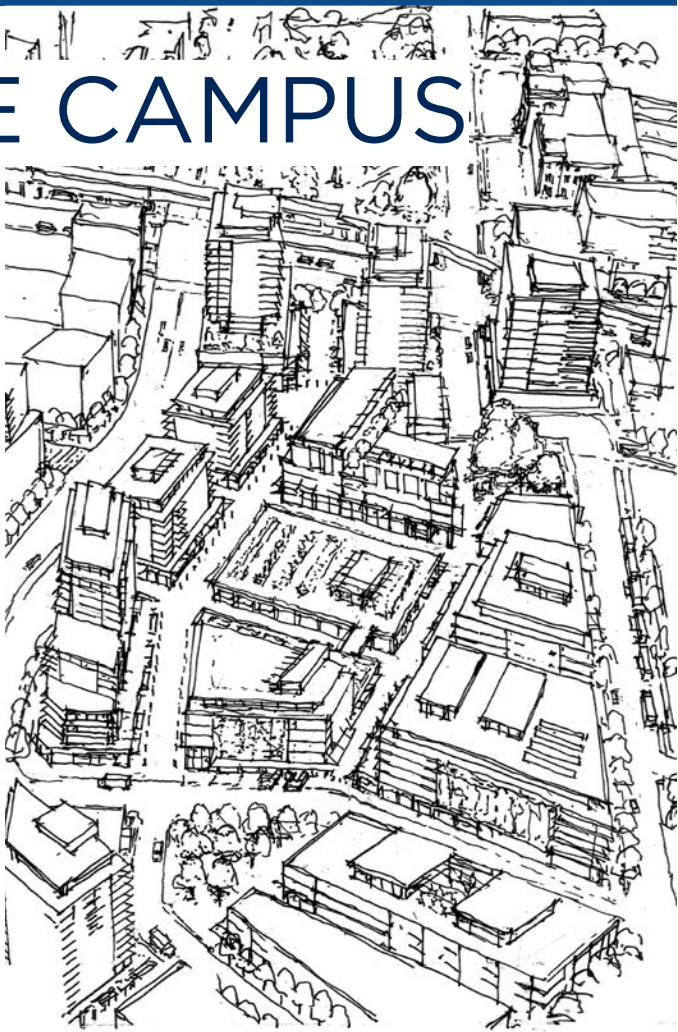
Ensure new development respects Pacific Central Station. Encourage conversion of surface parking in front of building as a new plaza and commercial patio to anchor public life and celebrate arrival to Vancouver



# CREATIVE CAMPUS



The Creative Campus, located in the south-western corner of the Flats is defined by the relocation of Emily Carr Art + Design University and the future Innovation Hub at the City-owned blocks at Main and Terminal. With distinct street grids and a unique mix of industrial, office, IT, and creative industries, this transit rich sub-area will be the new ‘public face’ of the Flats and will provide a point of convergence where new connections link amenity and public spaces in this intensified employment node.



## OVERVIEW OF ZONING APPROACH

Allow additional building heights and densities while encouraging the retention and reintroduction of light industrial uses at grade. Introduce a variety of new uses that support the innovation economy and achieve public amenities. Seek new models of housing and additional rental in locations where residential uses are allowed within regional policy.

## PROPOSED LAND USES



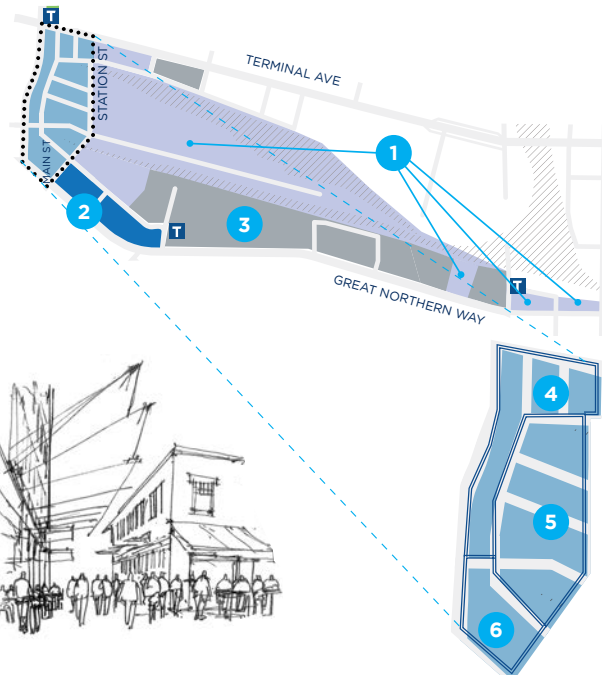
Life Sciences; Laboratories; Creative Products Manufacturing; Traditional Light Industrial; Office; Arts & Cultural Uses; Community facilities; Food economy; Services; Start-ups; Digital and High-Tech; and Limited Residential.



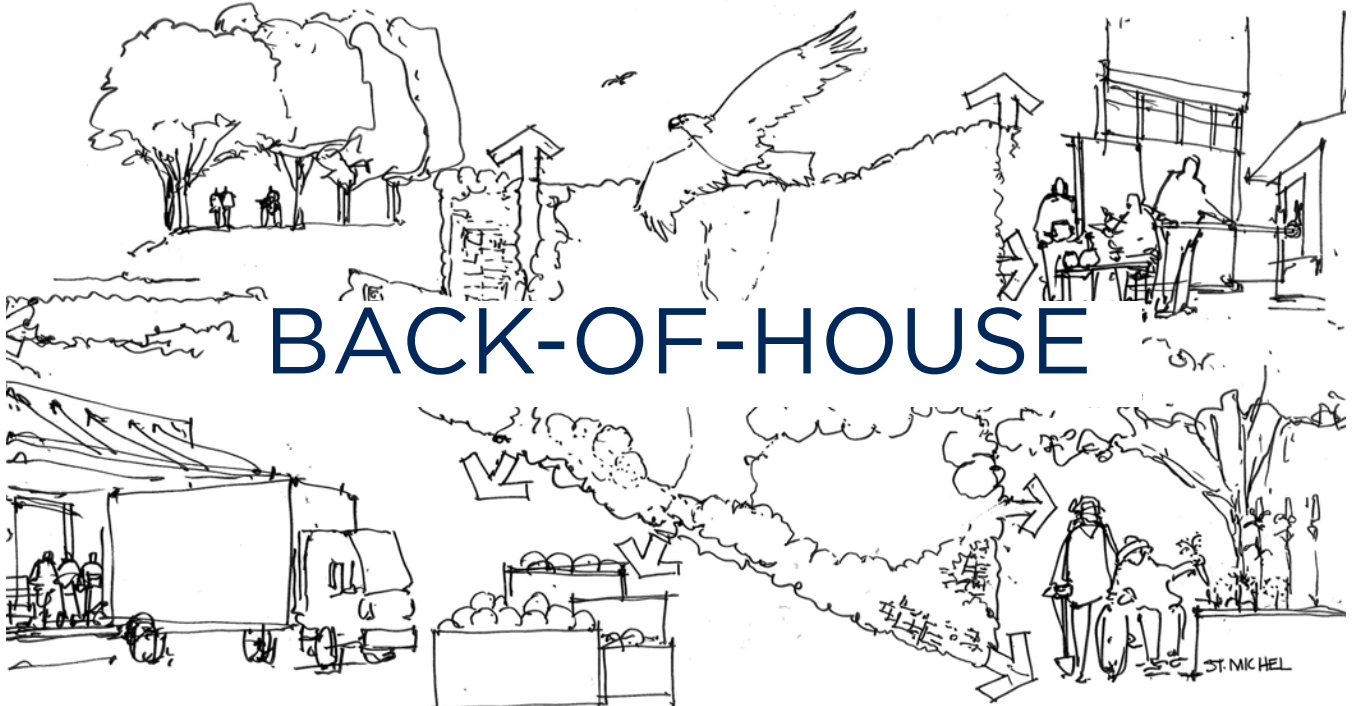
Residential is only permitted in specific areas. Medical offices are restricted.

## HEIGHT & DENSITY WITHIN THE CREATIVE CAMPUS

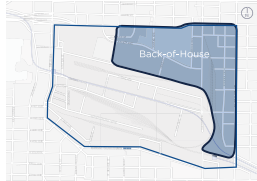
- 1 Increase heights and densities while seeking a flexible and diverse building typology. New uses introduced including Creative Products Manufacturing and Digital Entertainment and Information Communication Technology (DEICT) (see board *Intensify Employment for additional information*)  
**Height:** Retain outright maximum of 60 ft, introduce conditional to 150 ft  
**Density:** Retain outright maximum of 3.0 FSR, with conditional to 5.0 FSR  
**Conditional Requirements:** Conditional heights and densities achieved through delivery of certain uses, as well as urban design considerations
- 2 Retain existing IC-3 zoning with allowance for additional height and density for delivery of rental or social housing  
**Height:** Maintain outright maximum of 60 ft, conditional to 100 ft  
**Density:** Outright maximum of 3.0 FSR, and introduce conditional to 4.0 FSR  
**Conditional Requirements:** Conditional heights and densities achieved through delivery of rental or social housing, as well as urban design considerations
- 3 Retain existing CD-1 with no change
- 4 Additional height and increased residential density with active ground floor uses.  
**Height:** Up to underside of View Cone 22: approximately 140-150 ft (42-46m)  
**Density:** From 5.0 existing to 7.5 FSR  
**Conditional Requirements:** Increased heights and densities intended to achieve a variety of business amenities. A minimum of one rental building is required.



- 5 Additional height and density to deliver active ground floor, plaza space and innovation economy supports  
**Height:** Currently 60 ft; change up to underside of View Cone 22: approximately 140-150 ft (42-46m)  
**Density:** Range on sites from 1.0-7.0 FSR depending on urban design considerations
- 6 Addition of housing above existing job space with industrial at grade  
**Height:** Currently 60 ft; change up to underside of View Cone 22: approximately 140 ft (42m)  
**Density:** Currently 3.0 FSR; change to include job space at 3.0 FSR + 3.5 FSR of housing in the form of either 50% social housing & 50% strata, or 100% rental housing



# BACK-OF-HOUSE



The light industrial area in the north-east corner of the Flats provides a strategic back-of-house location for a variety of city-serving businesses, an artist/cultural cluster, and the core of an established and growing food district. Back-of-house functions refer to work done behind the scenes for various industries. City of Vancouver facilities in this centrally located industrial land

play a critical role in providing essential civic services such as emergency management, response and training from the works yards, fire hall, Vancouver Fire and Rescue Services and Vancouver Police Department. The Flats are also home to two of Vancouver's oldest community gardens and Strathcona Park. Future connections will seek to link existing ecological habitats with new pathways, with an expanded public realm and tree canopy.

## OVERVIEW OF ZONING APPROACH

Ensure the ongoing viability of the industrial presence of this location. Explore the introduction of small amounts of new uses in the form of Creative Products Manufacturing, and limit the stand-alone presence of low employment uses like auto retail and storage.

## PROPOSED LAND USES



Industrial uses, artist studios, recycling and distribution hubs, limited creative products manufacturing and introduction of residential only in MC-1 zoning.



Residential is not a permissible use in the bulk of the Back of House. Auto-retail is conditional upon the delivery of additional employment uses, while self-storage is no longer supported as a stand-alone use.

## HEIGHT & DENSITY WITHIN THE BACK-OF-HOUSE

- 1 Retain light industrial role and ensure functional ground floors. Introduce small amounts of Creative Products Manufacturing to support industrial intensification.

**Height:** Maintain outright maximum of 60 ft, conditional to 100 ft

**Density:** Maintain maximum 3.0 FSR

- 2 Create a vertical transition from industrial to residential in a new subarea rezoned to MC-1 zoning. Remove from I-2 zone and require industrial uses at the ground floor fronting Malkin Ave, while allowing for appropriately scaled residential uses above Atlantic St and the neighbouring single family scale

**Height:** Maintain outright maximum of 40 ft, conditional to 45 ft

**Density:** Maintain maximum 0.75 FSR, conditional to 1.8 FSR

**Conditional Requirements:** conditional heights and densities achieved through delivery of ground floor industrial, as well as urban design considerations for adjacent neighbourhood.



Policy support for additional height, density, and non-residential uses for the delivery of an Amenity Rich Public Node through future rezoning

**Height:** Policy support to approximately 170 ft

**Density:** Policy support for additional up to 5.0 FSR subject to urban design considerations

**Conditional Requirements:** Retention of existing art and industrial uses as well as key character building. See board on *Amenity Rich Public Nodes* for additional information.

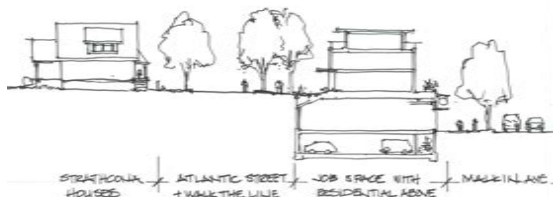
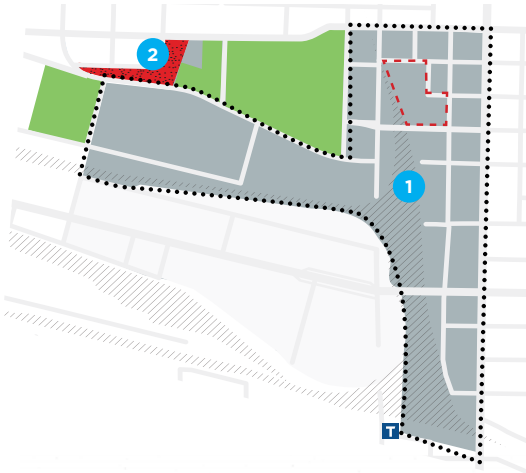
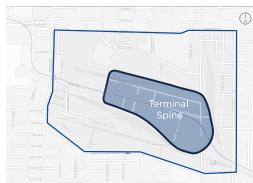


Image 3. industrial to residential transition



# TERMINAL SPINE



Terminal Avenue is a highly visible street with large traffic volumes and the SkyTrain running its length. This sub-area currently reflects a central spine with service industrial, wholesale, storage and large-scale retail activities. There is a need to intensify employment while creating

a more comfortable pedestrian experience by greening the street with tree planting, encouraging active street frontages for businesses, and exploring creative ways to incorporate the SkyTrain guideway into the public realm to soften its impact on noise reflection.

## OVERVIEW OF ZONING APPROACH

Create additional conditions on the delivery of Auto Retail or Self Storage. Introduce Creative Products Manufacturing to intensify employment and innovation. Develop policy to support future rezoning of the Rail Yards hub into an amenity rich public node.

## PROPOSED LAND USES



Light industrial and manufacturing uses; artist studios; recycling and distribution hubs; and creative products manufacturing



Residential is not a permissible use. Auto-retail and mini-storage are conditional upon delivery of industrial ground floor and the delivery of intensified employment uses

## HEIGHT & DENSITY WITHIN THE TERMINAL SPINE

- 1 Maintain heights and densities within the I-2, while allowing for additional uses in Creative Products Manufacturing (see *board Intensify Employment for additional information*)

**Height:** Outright maximum of 60 ft, conditional to 120 ft

**Density:** Maximum 3.0 FSR, conditional to 4.0 FSR

**Conditional Requirements:** conditional heights achieved through the delivery of specific uses and urban design considerations

- 2 Retain light industrial role and ensure functional ground floors. Introduce small amounts of Creative Products Manufacturing to support industrial intensification.

**Height:** Maintain outright maximum of 60 ft, conditional to 100 ft

**Density:** Maintain maximum 3.0 FSR

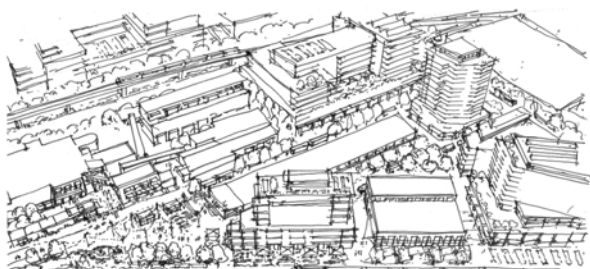
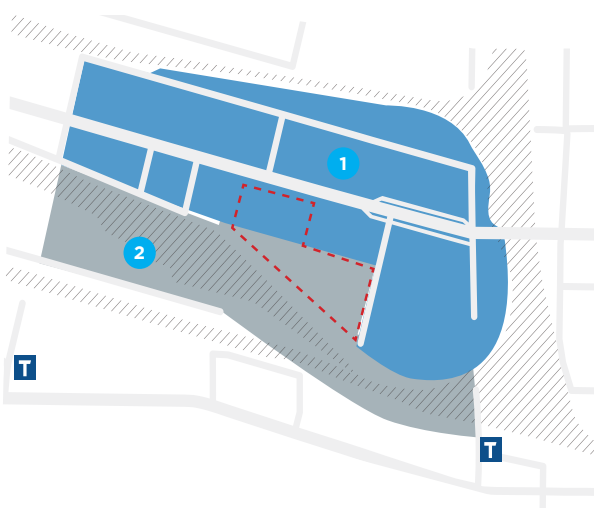


Policy support for additional height, density, and non-residential uses for the delivery of an Amenity Rich Public Node

**Height:** Policy support up to approximately 170 ft

**Density:** Policy support for additional density up to 5.0 FSR subject to urban design considerations

**Conditional Requirements:** Connection over rail to VCC Clark skytrain station. Also, see board on *Amenity Rich Public Nodes* for additional information on policy conditions for a supportable rezoning subject to delivery of specific uses and urban design considerations



# PUBLIC BENEFITS

The False Creek Flats Public Benefit Strategy (PBS) provides direction for future capital investments in the area over the long term (30+years). The PBS includes various Public Benefits that support achieving the False Creek Flats Plan’s goal of unlocking the economic potential of the area. Some benefits will primarily be Local-serving while other District-serving benefits might serve a broader area. In addition, the PBS includes a number of City-serving Public Benefits that, while not directly related to achieving the Plan’s goal, are expected to be located within the plan area.



## FUNDING SOURCES

Funding for Public Benefits can be derived from one or more of the following sources:

- City Contributions primarily supported by Property Taxes and Utilities Fees
- Developer Contributions realized through Development Cost Levies (DCLs), Community Amenity Contributions (CACs), Density Bonus Contributions and other development related provisions
- Partner Contributions from other levels of Government, non-profit organizations or private partners

## POTENTIAL PUBLIC BENEFITS

The following provides a summary of various public benefits being contemplated as part of the PBS:

### LOCAL-SERVING

- New and improved local roads
- New and improved walking & cycling connections
- *Walk the Line* pathway and public amenity nodes
- Local park renewal and improvements
- Childcare facilities to support local job growth
- Green infrastructure (rainwater management, renewable energy, etc.), water and sewer renewal and expansion



### DISTRICT-SERVING

- Innovation business spaces & programming to support local economy
- Arts Factory renewal and expansion
- New housing opportunities, including market and non-market rental to serve key groups such as artists, young workers and students



### CITY-SERVING

- New East-West arterial
- Central Valley Greenway & Adanac connections
- Service yard expansions (e.g. Fire facilities, Evans Yard and National Yard)
- Renewal of animal service facility
- Millennium Line Broadway Extension
- Downtown steam system fuel switch plant



Consideration with regards to resiliency and climate adaptation will be taken into account when planning and delivering Public Benefits within False Creek Flats