REZONING POLICY

(A) NORTH OF NEW MALKIN

This site should address the transition of the Strathcona community to the North. This site will support the introduction of conditional rental housing in addition to the delivery of employment space.

(B) HERITAGE RAIL HUB

An amenity-rich character node centered around three key buildings from the industrial past: the former CN maintenance building (which now functions as a refurbished Station for the Rocky Mountaineer), an old logistics cross-docks shed, and the adjacent Canada Packers Building.

- These iconic buildings anchor a unique sense of place, and combine industrial materials along a wide span of rail lines that create open and expansive views to downtown and the Northshore Mountains.
- This node is envisioned to develop into a vibrant and dense collection of industrial, office, retail and service uses that include a presence of food and cultural economy.
- Rezoning for this site would be supported at this node, as outlined in the Rezoning Policy For The False Creek Flats, for these outcomes.

(C) CULTURAL HUB

As the centre of public life in the Back-of-House sub-area, policy supports a rezoning of the lands associated with 1000 Parker for the delivery of an amenity-rich character node. This node would centre around the Restmore Manufacturing character buildings.

- These iconic buildings anchor a unique sense of place, and combine industrial materials along a wide span of rail lines that create open and expansive views to downtown and the Northshore Mountains.
- This node is envisioned to develop into a vibrant and dense collection of industrial, office, retail and service uses that include a presence of food and cultural economy.
- Rezoning for this site would be supported at this node, as outlined in the Rezoning Policy For The False Creek Flats, for these outcomes.

I-3 SUB-AREA A (Intensity Employment)

A key location for employment intensification, this zone seeks to establish higher-density buildings to accommodate a variety of functions including uses in the innovation economy, health science and medical service.

I-3 SUB-AREA B (St. Paul’s Hospital and Health Campus)

This area is anticipated to be the future location of the new St. Paul’s Hospital and will include a vibrant mix of institutional, office, retail, service, cultural and recreational and “institutional health-related residential” dwellings. Details can be found in the background and policies of the New St. Paul’s Hospital and Health Campus Policy Statement.

MC-1 SUB-AREA A (Industrial/Residential Mixed-Use Transition)

This area transitions from the higher level of the Strathcona residential neighbourhood to the lower level of the industrial Flats.

- New zoning will enable this as a vertical industrial-to-residential transition zone
- Ground floor industrial uses are required and will front onto Malkin, while stacked townhouse residential will sit above fronting onto Atlantic and Prior
- Future development of the City owned Fire Hall No. 1 site would explore opportunities for social housing for seniors fronting onto Prior Street.

I-2 AND I-2 SUB-AREA A (Core Industrial Back-of-House)

To permit industrial and other uses that are generally incompatible with residential land use but are beneficial in that they provide industrial and service employment opportunities or serve a useful or necessary function in the city.

I-2 SUB-AREA B (Intensified Industrial)

This zone will seek to intensify the employment role of this gateway sub-area by increasing the overall density and heights, as well as introducing a sizable amount of Creative Products Manufacturing with the delivery of ground floor industrial or Artist Studio B.

RT-3

To encourage the retention of the Health Hub.

CD-1 (Comprehensive Development District)

CD-1 (232) - 758 Prior Street
CD-1 (334) - 900 Terminal Avenue
CD-1 (402) - Great Northern Way Campus
CD-1 (488) - 887 Great Northern Way
CD-1 (518) - 428 Terminal Avenue
CD-1 (544) - 1077 Great Northern Way

FC-1

To encourage the development of a high-density mixed commercial use neighbourhood, including some residential and compatible industrial uses. For commercial development, a variety of small-scale retail and service uses are encouraged.

FC-2 (Innovation Hub)

This area is key to delivering on the vision of the area and will be leveraging the strategic economic potential of the seven acres of City-owned property at Main and Terminal as a hub of innovation and a location for economic experimentation and growth. Additional height and density in some locations will support historic scale and public spaces in others. This amenity-rich node will include a plaza space, walking and cycling connections, ground floor activations and amenity spaces.

FC-2 SUB-AREA A (Pacific Central Frame)

Located across the street from rapid transit and adjacent to the Pacific Central Station, this site can accommodate additional employment density to contribute to the success of the Health Hub.
CITY OF VANCOUVER | FALSE CREEK FLATS PLAN - ZONING POLICY
FOR REFERENCE PURPOSES ONLY - See the False Creek Flats Plan and applicable Council-Approved Zoning, Rezoning, Policies and Guidelines for each site.

### Area | Density | Height | Conditions & Additional Uses
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I-2 | 3.0 FSR permitted | 18.3 m (60 ft) permitted | • Uses: manufacturing, transportation and storage, utility and communication, wholesale, bulk data storage, artist studio, arts and culture, select office and retail.
| | 30.5 m (100 ft) conditional | 30.5 m (100 ft) conditional | • Conditions: Max. 1.0 FSR for service uses, including catering establishment; motor vehicle repair shop; photofinishing or photography laboratory; and sign Painting shop. See district schedule for all conditions.
I-2 SUB-AREA A | 3.0 FSR permitted | 18.3 m (60 ft) permitted | • Sub-Area A: No auto retail.
| | 4.0 FSR conditional | 36.6 m (120 ft) conditional | • Sub-Area A: Conditional height and density considered. Auto retail may still be permitted if providing 2.0 FSR of other uses, including 1.0 FSR of light industrial or artist studio B. Creative product manufacturing permitted up to 1.0 FSR, relaxable to 3.0 FSR with the delivery of a min. of 1.0 FSR of artist studio B, or light industrial uses.
| | 3.0 FSR permitted | 18.3 m (60 ft) permitted | • Sub-Area A: No auto retail.
I-3 SUB-AREA A | 5.0 FSR conditional | 45.7 m (150 ft) conditional | • Additional density considered through delivery of 100% secured market rental or 20% social housing.
| | 3.0 FSR permitted | 18.3 m (60 ft) permitted | • Additional height and density may be considered through delivery of 100% secured market rental or 20% social housing.
I-3 SUB-AREA B | Note: St. Paul's Hospital Rezoning Site. |  |  |
IC-3 SUB-AREA A | 3.0 FSR permitted | 18.3 m (60 ft) permitted | • Uses: cultural and recreational, light industrial, service, transportation and storage, utility and communication, and wholesale. Residential retail and office use with conditions.
| | 4.0 FSR conditional | 30.5 m (100 ft) conditional | • Conditions: Height and density may be considered through delivery of 100% secured market rental or 20% social housing.
| | 3.0 FSR permitted | 18.3 m (60 ft) permitted | • Conditions: Additional height and density may be considered through delivery of 100% secured market rental or 20% social housing.
| | 5.0 FSR conditional | 45.7 m (150 ft) conditional | • Conditions: Additional height and density may be considered through delivery of 100% secured market rental or 20% social housing.
| | 3.0 FSR permitted | 18.3 m (60 ft) permitted | • Conditions: Additional height and density may be considered through delivery of 100% secured market rental or 20% social housing.
| | 4.0 FSR conditional | 15.8 m (45 ft) conditional | • Conditions: Additional height and density may be considered through delivery of 100% secured market rental or 20% social housing.
MC-1 SUB-AREA A | 0.75 FSR permitted | 12.2 m (40 ft) permitted | • Uses: manufacturing, artist studios, arts and culture, service uses, select office, retail, and residential.
| | 2.5 FSR conditional | 18.3 m (60 ft) permitted | • Conditions: Increase to 2.5 FSR permitted for select uses (see district schedule). Additional height and density may be considered through delivery of 100% secured market rental or 20% social housing.
| | 0.75 FSR permitted | 15.8 m (45 ft) conditional | • Conditions: Increase to 2.5 FSR permitted for select uses (see district schedule). Additional height and density may be considered through delivery of 100% secured market rental or 20% social housing.
| | 1.0 FSR permitted | 10.7 m (35 ft) permitted | • Conditions: Increase to 2.5 FSR permitted for select uses (see district schedule). Additional height and density may be considered through delivery of 100% secured market rental or 20% social housing.
| | 1.0 FSR permitted | 51.8 m (170 ft) conditional | • Conditions: Additional height and density may be considered through delivery of 100% secured market rental or 20% social housing.
| | 1.0 FSR permitted | 36.6 m (120 ft) conditional | • Conditions: Additional height and density may be considered through delivery of 100% secured market rental or 20% social housing.
**Intention** |  |  | • Hub of innovation and a location for economic experimentation and growth
• Ground-floor activations and amenity space (retail, restaurants, artist studios, etc.)
• Additional height and density in some locations will support historic scale and public spaces in others
**SUB-AREA A** | 7.0 FSR permitted | 22.9 m (75 ft) permitted | • Uses: hotel, health care office, CPM, DEICT, bulk data storage, and other uses contained within I-3 portion of the site.
| | 51.8 m (170 ft) conditional | 51.8 m (170 ft) conditional | • Conditions: Height is conditional under special consideration for the relationship with Pacific Central Station, and shadowing and overlook of Thornton Park.
**SUB-AREA B** | 5.0 FSR permitted | 22.9 m (75 ft) permitted | • Uses: artist studio, general office, financial institution, select service, manufacturing, and residential.
| | 6.5 FSR conditional | 51.8 m (170 ft) conditional | • Conditions: 5.0 FSR permitted for non-residential uses (of which 3.0 FSR can be dwelling uses). 6.5 FSR conditional density (of which 5.0 FSR can be dwelling uses). Residential use require a min. of 8% of floor area as secured rental housing.
**SUB-AREA C1** | 1.0 FSR permitted | 10.7 m (35 ft) permitted | • Uses: artist studio, arts and culture, select service, manufacturing, and social housing.
| | 2.5 FSR conditional | 18.3 m (60 ft) permitted | • Conditions: 1.0 FSR permitted for non-residential uses. Allow increased density for 100% non-market housing, 2.5 FSR conditional density (max. 1.5 FSR for non-residential uses which may include 1.0 FSR as social housing).
**SUB-AREA C2** | 4.0 FSR permitted | 18.3 m (60 ft) permitted | • Uses: artist studio, arts and culture, select service and manufacturing.
| | 6.5 FSR conditional | 51.8 m (170 ft) conditional | • Conditions: 4.0 FSR permitted (max. 1.0 FSR for non-residential uses, max. 3.0 FSR for social housing) Allow increased density for 100% non-market housing. 6.5 FSR conditional (max. 1.5 FSR for non-residential uses, max. 5.0 FSR for social housing).
**SUB-AREA D** | 3.0 FSR permitted | 18.3 m (60 ft) permitted | • Uses: artist studio, arts and culture, select service and manufacturing.
| | 7.5 FSR conditional | 51.8 m (170 ft) conditional | • Conditions: Additional density considered through the delivery of light industrial and non-profit spaces, plazas, walking and cycling connections, green infrastructure, and heritage retention. Additional density considered if a min. 1.0 FSR must include select uses such as artist studio or select manufacturing or service uses.
**SUB-AREA E** | 3.0 FSR permitted | 18.3 m (60 ft) permitted | • Sub-Area E: Conditional height and density considered. Auto retail may still be permitted if providing 2.0 FSR of other uses, including 1.0 FSR of light industrial or artist studio B. Creative product manufacturing permitted up to 1.0 FSR, relaxable to 3.0 FSR with the delivery of a min. of 1.0 FSR of artist studio B, or light industrial uses.
| | 6.5 FSR conditional | 42.7 m (140 ft) conditional | • Sub-Area E: Conditional height and density considered. Auto retail may still be permitted if providing 2.0 FSR of other uses, including 1.0 FSR of light industrial or artist studio B. Creative product manufacturing permitted up to 1.0 FSR, relaxable to 3.0 FSR with the delivery of a min. of 1.0 FSR of artist studio B, or light industrial uses.

### REZONING POLICY

(A) NORTH OF NEW MALKIN | 3.0 FSR permitted | 18.3 m (60 ft) permitted | • Uses: rezoning would support Health Care Office, CPM, DEICT, and Residential (limited to secured rental).
| | 30.5 m (100 ft) conditional | 30.5 m (100 ft) conditional | • Conditions: Additional residential uses are contingent on the delivery of 1.0 FSR of employment space in addition to an amenity contribution payment for the delivery of light industrial or non-profit spaces.
| |  |  | • Conditions: Rental residential uses are contingent on the delivery of 1.0 FSR of employment space in addition to an amenity contribution payment for the delivery of light industrial or non-profit spaces.
| |  |  | • Conditions: Additional residential uses are contingent on the delivery of 1.0 FSR of employment space in addition to an amenity contribution payment for the delivery of light industrial or non-profit spaces.
| |  |  | • Conditions: Additional residential uses are contingent on the delivery of 1.0 FSR of employment space in addition to an amenity contribution payment for the delivery of light industrial or non-profit spaces.
(B) HERITAGE RAIL HUB | 5.0 FSR conditional | 18.3 m (60 ft) permitted | • Uses and Conditions: rezoning would support numerous non-residential uses assuming a significant component of industrial and potential for creative products manufacturing. Addressing urban design considerations and delivery of public spaces and amenities are also required.
| | 51.8 m (170 ft) conditional | 51.8 m (170 ft) conditional | • Uses and Conditions: rezoning would support numerous non-residential uses assuming a significant component of industrial and potential for creative products manufacturing. Addressing urban design considerations and delivery of public spaces and amenities are also required.
| |  |  | • Uses and Conditions: rezoning would support numerous non-residential uses assuming a significant component of industrial and potential for creative products manufacturing. Addressing urban design considerations and delivery of public spaces and amenities are also required.
(C) CULTURAL HUB | 5.0 FSR conditional | 18.3 m (60 ft) permitted | • Uses: rezoning would support Health Care Office, CPM, DEICT, and Residential (limited to secured rental).
| | 51.8 m (170 ft) conditional | 51.8 m (170 ft) conditional | • Uses: rezoning would support Health Care Office, CPM, DEICT, and Residential (limited to secured rental).
| |  |  | • Uses: rezoning would support Health Care Office, CPM, DEICT, and Residential (limited to secured rental).
| |  |  | • Uses: rezoning would support Health Care Office, CPM, DEICT, and Residential (limited to secured rental).

CPM = Creative Product Manufacturing
DEICT = Digital Entertainment, Information and Communication Technology