

FALSE CREEK
AREA DEVELOPMENT PLAN FOR AREA IOA
(Adopted by By-law No. 5018, October 5, 1976)

Table of Contents

	Page
Application and Intent	40
Development Character	40
Interpretation	40
Site Areas & Built Areas	42
Residential	42
Commercial & Community	42
Building Heights	44
Public Open Space	45
Vehicular Circulation & Parking	46
Parking Provisions	47
Water Area	47

List of Diagrams

	Page
Diagram 1 Location of Development Areas	41
Diagram 2 Site Areas for Residential and Commercial Development	43
Diagram 3 Maximum Building Heights	44
Diagram 4 Public Open Space	46
Diagram 5 Vehicular Circulation & Parking	48

False Creek Area Development Plan for Area 10A

Application and Intent

The following plans and statistics were submitted by the B.C. Central Credit Union in application for Area Development Plan approval of Area 10A, False Creek.

City Council, after considering the Area Development Plan at a Public Hearing on August 10, 1976, resolved as follows:

“That the adoption of specific development plans for the area designated as AREA 10A, FALSE CREEK, as indicated on the map, and as amended be approved.”

Development Character

To provide a basis for consistent development, the character of development will be generally as described in the plans which were presented to and recommended by the Standing Committee on Planning and Development and were adopted by City Council on June 1, 1976.

Interpretation

Interpretation of the contents in the document is the function of the Director of Planning.

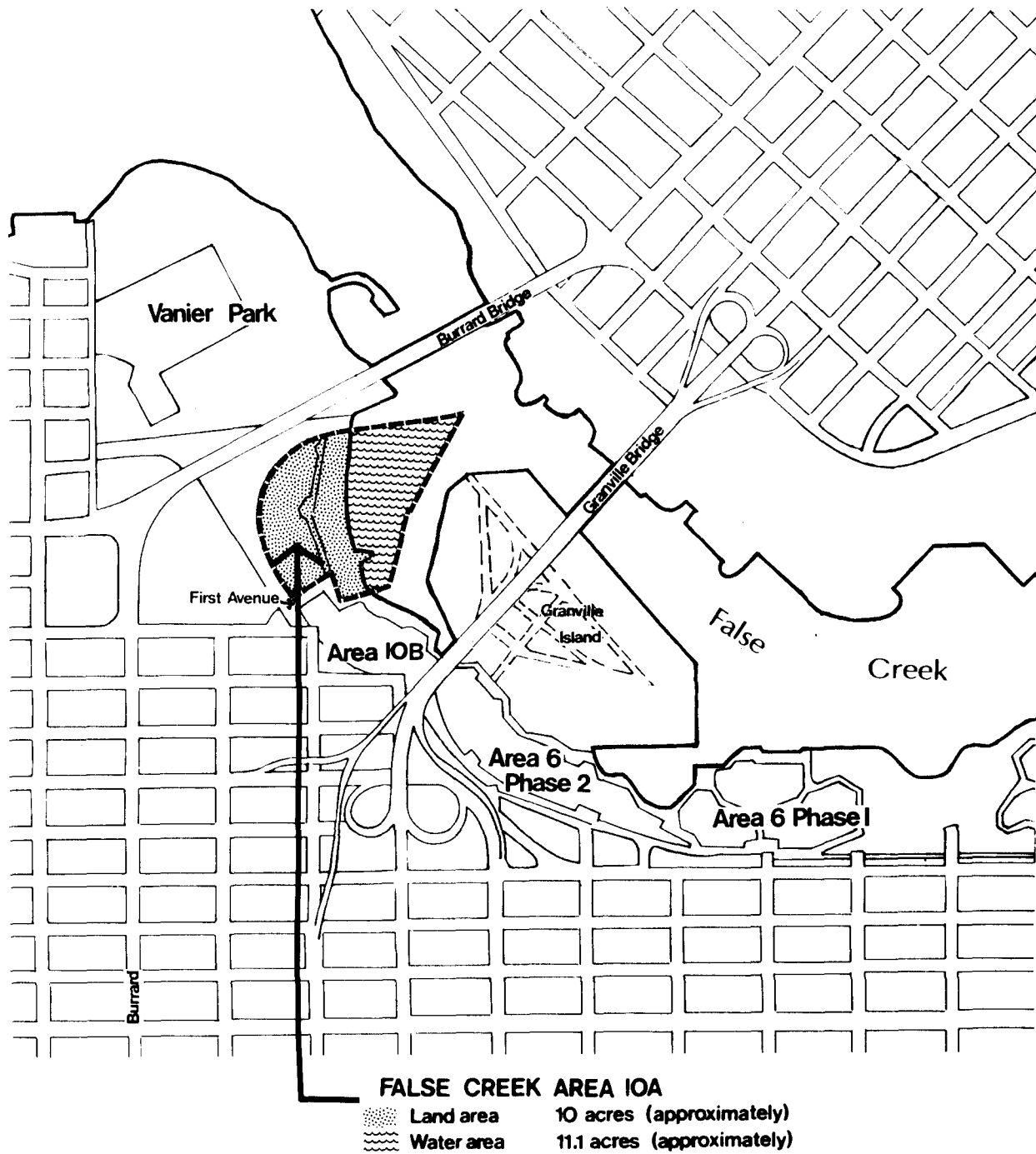
The Director of Planning may at his discretion refer any difference of opinion as to the interpretation of any part of this document to City Council for decision.

The Development Permit Board, in the exercise of its jurisdiction, may relax the provisions of this Plan in any case where literal enforcement would result in unnecessary hardship. In granting any relaxation, the Board shall have regard to the intent and policies of this Plan, and such other applicable policies and guidelines adopted by Council.

The Director of Planning or the Development Permit Board, as the case may be, may relax any of the provisions of this Plan where literal enforcement would result in unnecessary hardship in carrying out any restoration or renovation of buildings or sites on the Vancouver Heritage Register adopted by Council and in effect at the time of application for relaxation under this section. Any development permit issued shall specify the heritage aspects of the building or site that merit the relaxation authorized by this section. Before granting any relaxation, the Director of Planning or the Development Permit Board shall:

- (a) consider any advice from the Vancouver Heritage Commission or any other body established by Council for this purpose defining the aspects of the building or site that give it heritage merit and advising on the proposed conservation work;
- (b) notify such adjacent property owners and tenants as deemed necessary, consider the responses received, and if there is significant objection, refer the matter to Council for advice; and
- (c) consider the provisions of this Plan and all applicable policies and guidelines adopted by Council.

False Creek Area 10A
Diagram 1 - Location of Development Area



Site Areas & Built Areas

- | 1. | Sites (shown on
on Diagram 2) | Site Area
(Acres) | Built Area
(Acres) | Use |
|----|----------------------------------|----------------------|-----------------------|--------------------------------------------------|
| | A | 3.96 | 1.21 | Residential |
| | B | 1.00 | 0.40 | Commercial |
| | C | 1.44 | 0.39 | Residential, Commercial
and Fisherman's Wharf |
| | Total | 6.40 | 2.00 | |
- “Built Area” shall mean that portion of a site area covered by a building or buildings.
 - Whereas the above total numbers are maximum, there will be a 20 percent latitude ($10 \pm$ percent) in the allocation of these amounts among the three sites.

Residential

- The total number of dwelling units shall not exceed 540.
- Dwelling units shall be in the following proportions

Dwelling Type	Percentage of Dwelling Units
Family	25 - 30 percent
Couple or Single	70 - 75 percent

A minimum of 6 percent of all units shall be non-market units eligible for funding under section 56.1 of the National Housing Act or its equivalent.

- A family dwelling unit shall have 2 or more bedrooms.

Commercial & Community

- Floorspace in Commercial Site Areas

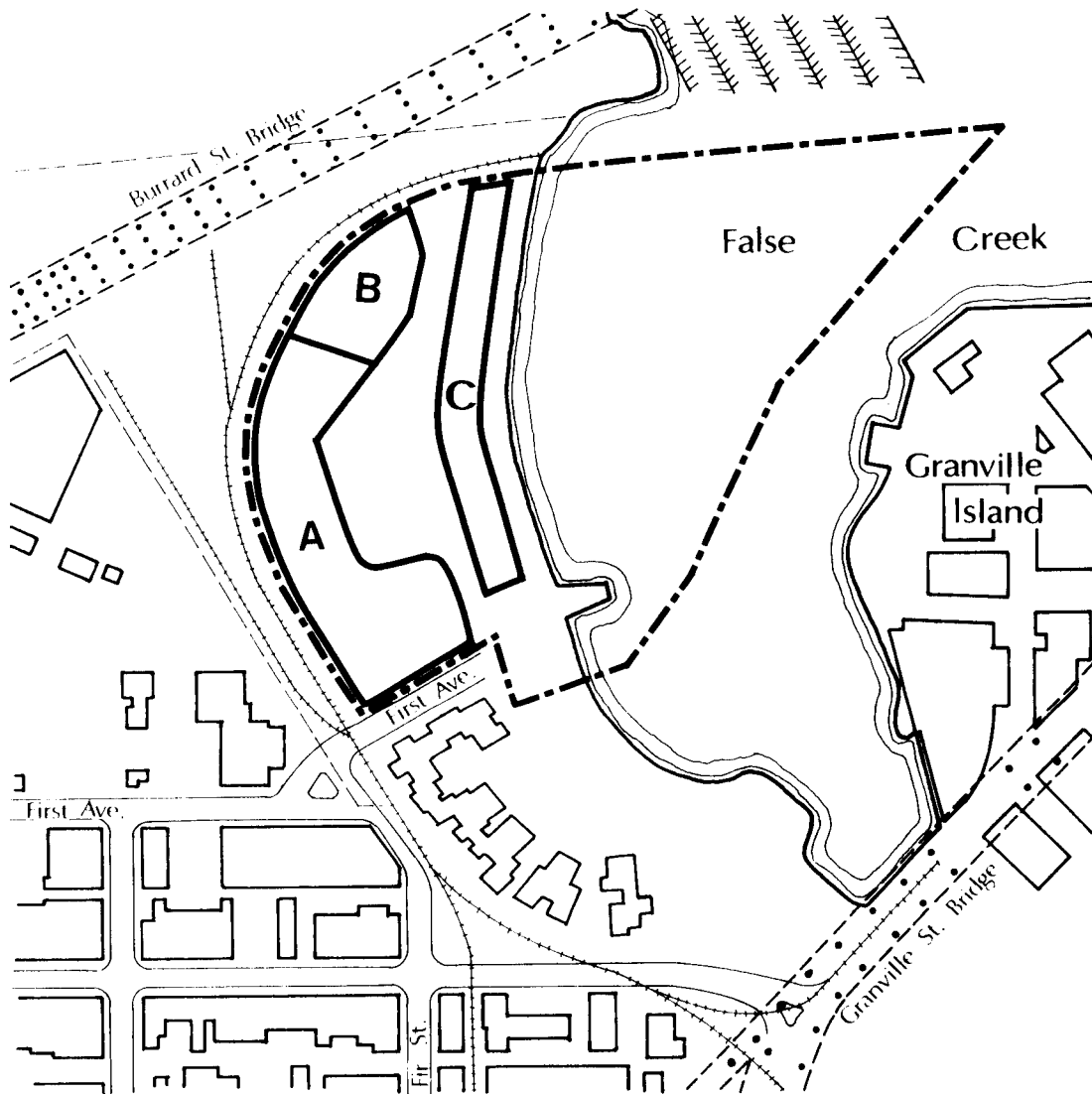
Site Area	Development	Maximum Gross Floor Space (square feet)
B	Commercial	140,000
C	Commercial	70,000
	National Harbours	
	Board Fishermen's Area	42,000
	Maximum Total Floor Space	252,000

- “Commercial” shall mean both office and retail.
- N.H.B. Fishermen's Area shall mean fishermen's lockers, covered work areas and the associated activities of fishermen.
- The N.H.B. Fishermen's Area shall be contained in an area at EL 100 (approximate), generally below the commercial development and public open space in Site Area “C”.
- Community space may be provided for the general benefit of those who live and/or work in the area. Such community space may be located in any part of the site areas.
- Community space shall mean facilities which provide opportunities for physical fitness, or for general recreation; and facilities which provide a service to the public.

False Creek Area 10A
Diagram 2 - Site Areas for Residential and Commercial Development



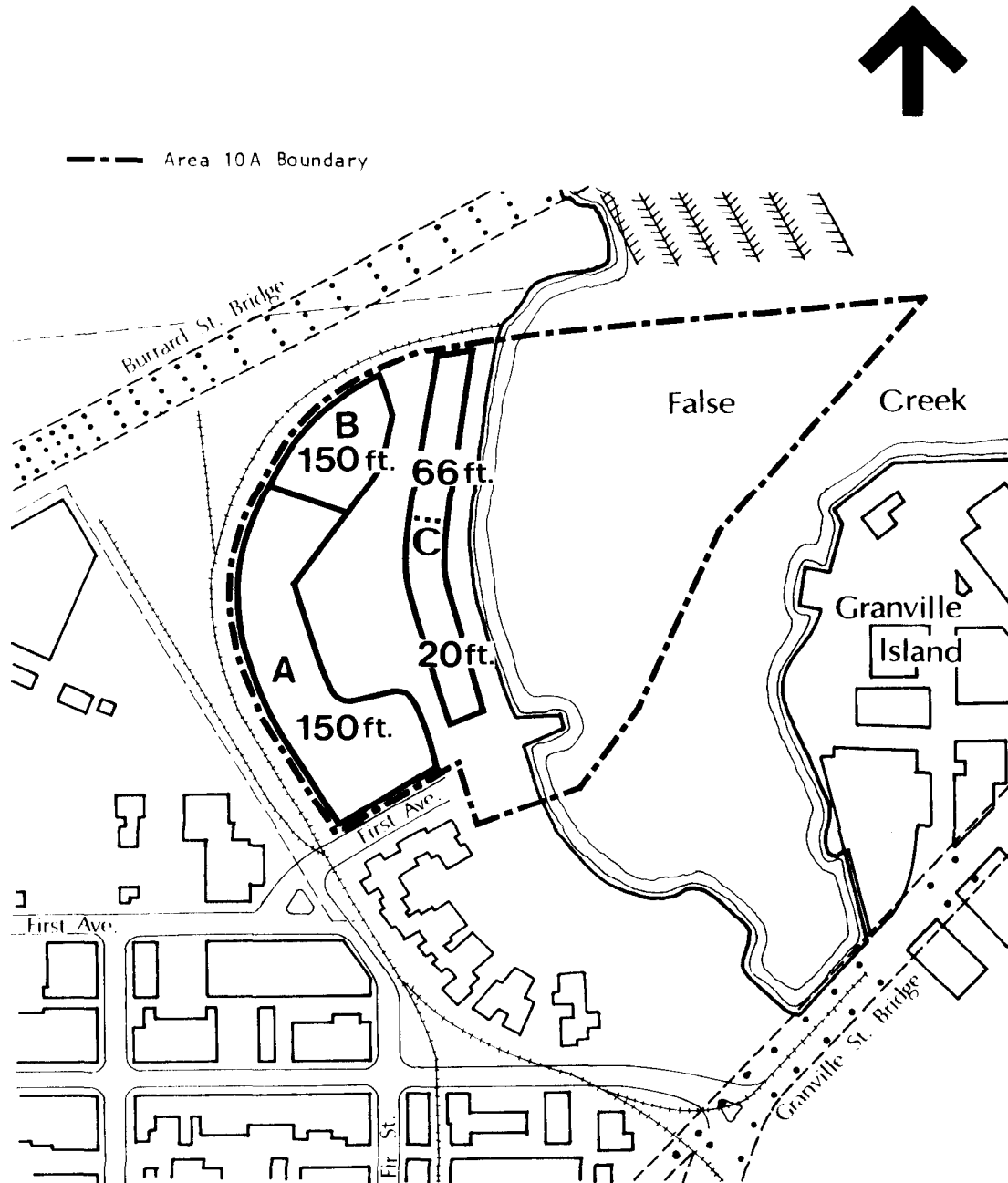
- - - Area 10A Boundary
- Boundary of Site Areas



Building Heights

1. Maximum building heights shall be as shown in Diagram 3.
2. The heights shall be measured from the top of the seawall which is approximately EL 100.

False Creek Area 10A
Diagram 3 - Maximum Building Heights

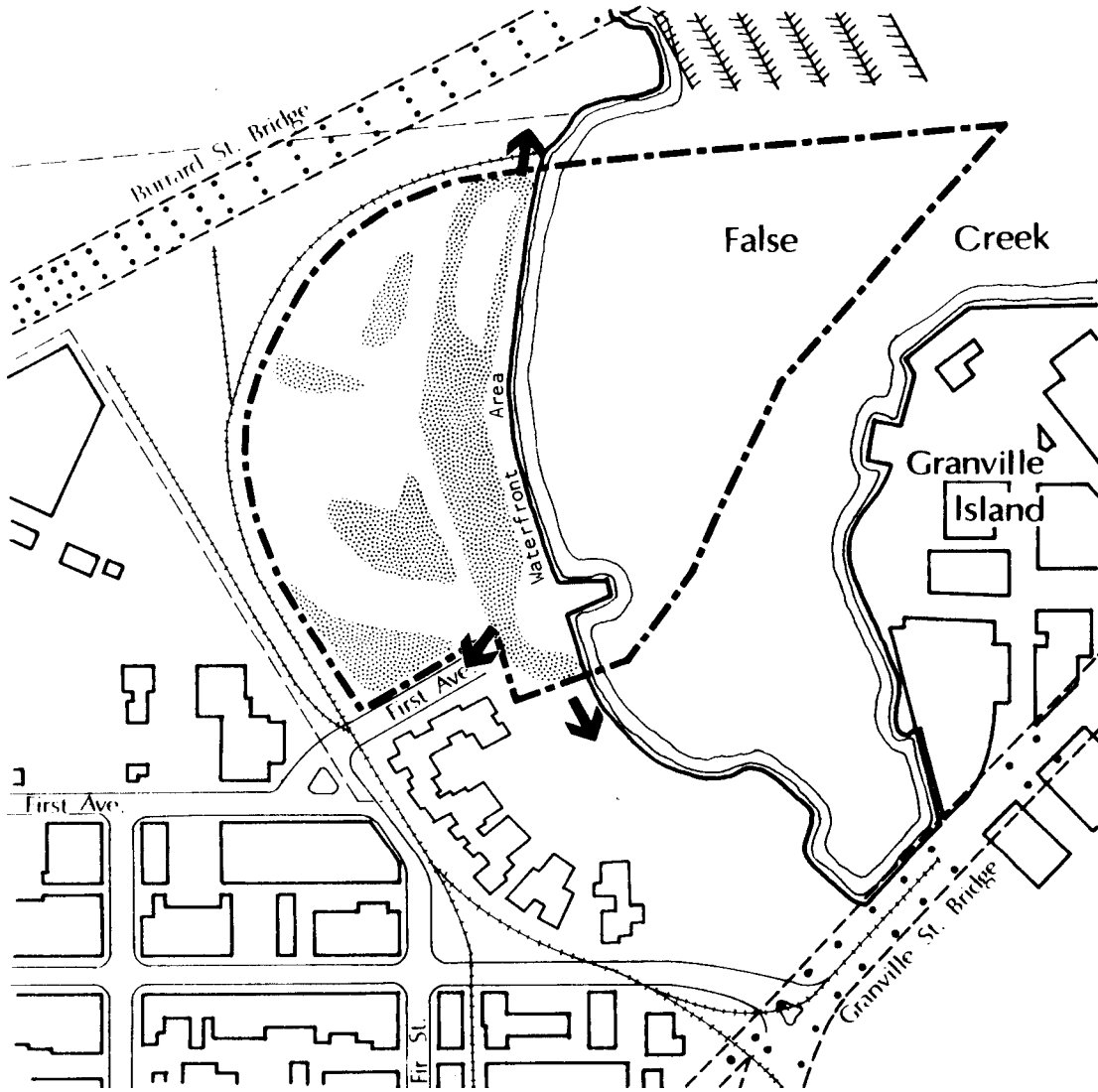


Public Open Space

1. Public open space of at least 2.4 acres shall be provided in the approximate locations as illustrated in Diagram 4.
2. The public open space must be permanently accessible to and usable by the general public.
3. The design of the public open space shall be to the satisfaction of the Director of Planning and the Superintendent of the Parks Board.
4. All public open space shall be developed and maintained by the owners of the development.
5. Pedestrian connections from the public open space to the boundaries of the development area shall be provided.
6. In the event that the waterfront area of approximately 2 acres as indicated in Diagram 4 ceases to be under the jurisdiction of the National Harbours Board, and/or ceases to be used for port-oriented functions, the desirable future use of the waterfront area shall be public open space including a public waterfront walkway.

False Creek Area 10A
Diagram 4 - Public Open Space

- Area 10A Boundary
- ➔ Pedestrian connection to outside area
- Public Open Space



Vehicular Circulation & Parking

1. The area shall be served by a 33 foot wide dedicated street located on a 50 foot wide right-of-way.
2. The street shall be connected to 1st Avenue with provision for a future connection to Vanier Park beneath the Burrard Bridge.
3. All forms of vehicular access including access to parking and servicing shall be from the dedicated street.
4. Access to the National Harbours Board Fishermen's Area shall be from 1st Avenue.
5. The total paved surface of the dedicated street shall not exceed one acre in area, excluding the National Harbours Board waterfront area.

Parking Provisions

1. The total parking spaces shall not exceed 870 notwithstanding the maximum number of spaces permitted for the parking areas below.
2. Car Parking Areas (shown on Diagram 5)

Parking Area	Maximum Number of Spaces
a	650
b	150
c	200
d	100

3. Car parking in areas “a” and “c” must be covered.
4. Car parking in area “b” may be surface parking but must be screened to enhance the view from Burrard Bridge.
5. Car parking in area “d” may be surface parking.

Water Area

1. The number of wet boat berths existing at the present time is 450. A re-arrangement of the existing marina and/or new marina facilities may be permitted.
2. Any structure on or adjacent to the water shall be small in scale.

False Creek Area 10A
Diagram 5 - Vehicular Circulation & Parking

- Area 10A Boundary
 - ||||| Dedicated Street (on Block H)
 - 17 feet (right-of-way on Block F)
 - Parking Areas
 - ➔ Future connection to Vanier Park
- } 50 feet wide right-of-way

