FALSE CREEK NORTH
OFFICIAL DEVELOPMENT PLAN

(Adopted by By-law No. 6650, April 10, 1990)

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False Creek North Official Development Plan

Section 1 Background

1.1 Application

This Official Development Plan (ODP) is the overall guide to development in that part of the City of Vancouver described as False Creek North, which is within the boundary shown on Figure 1. The ODP will guide the preparation of the zoning by-laws, housing programs, community facilities agreements, servicing designs and agreements, and all other instruments which implement it.

1.2 Intent

The intent of this plan is to achieve a high standard of design and development within a number of residential neighbourhoods, parks, public facilities, and commercial areas within False Creek North. It is also intended that the buildings, open spaces, circulation patterns, and land uses be designed and planned to complement and take advantage of the setting on the water, with a southern aspect, near the centre of the city.

In the preparation of this plan, the concerns and objectives of various property owners, interested groups, and individual members of the public have been considered through an extensive public involvement process. In order to provide effective guidance for the long-term development of False Creek North, this plan should be reviewed from time to time to ensure that it accurately reflects prevailing public objectives.

1.3 Approvals Process

This ODP has been prepared under the authority set out in Section 561 of the Vancouver Charter. Approval of this ODP and any subsequent amendments requires a public hearing arranged in accordance with the provisions set out in the Vancouver Charter.

This ODP is subject to the interpretation of City Council.

No actions may be taken contrary to this ODP. In particular, all the instruments which implement the ODP must conform to the ODP.

This ODP provides the framework for the development of False Creek North. Development will be permitted as outlined below.

- **Interim uses** will be regulated by a zoning district schedule which permits uses of short-term duration.
- **Long-term uses** will be regulated by zoning by-laws prepared for sub-areas within the ODP boundaries. These zoning by-laws will incrementally replace the interim use zoning. Concurrently with the adoption of the sub-area zonings, design guidelines, forms of development, subdivision plans, park designs, streets and other public realm designs, servicing agreements, agreements related to public facilities, and other instruments necessary to achieve the long-term development of a sub-area in accordance with the ODP will be approved by the City.
- **Individual developments** will require development permits in accordance with normal procedures as set out in the Zoning and Development By-law.

Section 2 Planning Principles

2.1 Organizing Principles for False Creek North

Seven major organizing design principles guide the development of False Creek North. These principles deal with the overall patterns of development, the quality of neighbourhoods, and the special opportunities of the location. They are set out below.

2.1.1 Integrate With the City

False Creek North should not be a self-contained new town in the city, but an integral part of Vancouver. To integrate well with the city, the following should be addressed:

- key elements of the street grid should be extended as streets, pedestrian routes, or vistas;
- the built form, block and land use patterns of the nearby areas should be extended or logically completed;
- the waterfront walkway system should be completed to a finished standard and include several clear linkages to Pacific Boulevard to connect to existing pedestrian routes;
- strong visual and physical connections should be established through the area from Pacific Boulevard to the shoreline through the public open space system;
- land uses, built form, and circulation patterns should encourage non-residents to visit the area and move through its various sub-areas; and
- important views should be maintained and attractive new views should be created by development.

2.1.2 Build On the Setting

The special characteristics of this setting should be used as a basis for development. In particular, the following should be considered:

- southerly aspect;
- water oriented land uses and activity settings;
- visual, physical and functional linkages between the water and the land;
- walking distance to employment, cultural and entertainment opportunities of downtown;
- history of the place;
- bridges;
- BC Place Stadium (the “Stadium”);
- Rogers Arena; and
- character of adjacent neighbourhoods.

2.1.3 Maintain the Sense of a Substantial Water Basin

The False Creek water basin is an important geographical feature in the centre of the city. Adjacent development should enhance its presence through consideration of the following:

- scale and setback of adjacent development;
- locations of major open spaces;
- configuration of the shoreline; and
- views to the water.

2.1.4 Use Streets as an Organizing Device

A pattern of streets and sidewalks, along which buildings can be constructed, should be used as a primary ordering device. Such a pattern will accommodate incremental development, provide flexibility, and integrate with the nearby development. To achieve this principle the following should be addressed:

- building lots and block patterns should be created by streets;
- buildings should be oriented to streets;
- primary entrances to buildings should be from streets;

- pedestrian circulation should emphasize the ground level and only be grade-separated in limited circumstances; and
- building elements on development parcels should respect the pattern and details of street design.

2.1.5 Create Lively Places Having Strong Imageability

Open spaces, including streets, parks, plazas, and walkways, should be planned and designed to be identifiable, memorable, and lively. The following considerations apply:

- multiple functions should be accommodated;
- overlooks from nearby buildings should occur;
- street right-of-way widths and building setbacks should be set to reduce the impacts of traffic while facilitating its efficient movement;
- spaces should be consciously and positively designed, not left over as remnants of building arrangements;
- large spaces and long streets, such as Pacific Boulevard, should be divided by adjacent development into sub-areas that have a scale comfortable for pedestrians; and
- grand avenues, vistas, and focal points should be facilitated.

2.1.6 Create Neighbourhoods

Along with the street and block patterns, the creation of neighbourhoods should be a basis for organizing the area's development. The following should be considered:

- neighbourhoods should have distinctive identities and defined edges to give a sense of belonging to a smaller grouping;
- a diversity of people should be accommodated in each neighbourhood;
- public and private areas should be well defined;
- neighbourhood gathering and activity places should be provided;
- use of streets for pedestrians should be emphasized to foster social contacts among neighbours; and
- a sense of history, time, and incremental growth and change should be encouraged to reduce an instant community project feeling.

2.1.7 Plan For All Age Groups With A Particular Emphasis on Children

To achieve robust neighbourhoods which have flexibility to accommodate all residents and to achieve the City objective of accommodating families with children, planning and designing for the needs of children should be emphasized. The following should be considered:

- safety and security without sanitizing the environment;
- parks, school, day care and other facilities needs; and
- public settings for socializing.

Section 3 Overall Patterns

3.1 Shoreline

The base shoreline of 1987 shall generally be maintained. Minor cut and fill in relation to this line may occur as illustrated in Figure 2.

A variety of shoreline treatments shall be provided which relate to adjacent land and water use and urban design. These treatments shall respond to the urban character of the area; views from the water; the needs of fish habitat; recreational opportunities; and safety and health objectives. An overall general plan for the full shoreline shall be approved by the City prior to enactment of any zoning which permits the development of a sub-area adjacent to the shoreline.

Construction by the property owner of contiguous portions of the shoreline to the final standard shall occur prior to use or occupancy of the first long-term use building to be constructed in the adjacent development area.

3.2 Land Use Generally

Figure 3 illustrates land uses. Section 3.3 sets out land uses applicable to False Creek North except for Area 10, Section 3.4 sets out land uses applicable only to Area 10, and Section 3.5 sets out land uses applicable to False Creek North generally. Sub-area zonings will more specifically delineate uses within each area.

3.3 Land Use in False Creek North except in Area 10

3.3.1 Residential

It is intended that False Creek North be a predominantly residential area to achieve regional and City objectives. In addition to dwelling uses, other complementary uses are also permitted to provide for the needs of residents and deliver a complete community.

The floor areas permitted within each area are subject to satisfactory resolution of:

(a) livability for various household types; and
(b) compatibility with adjacent development,

as determined prior to the enactment of each sub-area zoning.

The maximum floor area which may be permitted within each area may be increased by up to 10%, provided that the total floor area is not increased, and subject to satisfactory resolution of (a) and (b), above.

All development shall be required to meet the *High Density Housing for Families with Children Guidelines*. Of the total number of dwelling units, 25% shall be suitable for families with small children or as required in the *Family Room: Housing Mix Policy for Rezoning Projects*, if applicable.

For rezoning applications the following social housing requirements apply:

(a) for sites located at 1502 Granville Street, 431 Beach Crescent, and 900 Pacific Boulevard, 20% of residential floor area above the maximum permitted residential floor area set out in the applicable CD-1 by-laws as of November 30, 2022 shall be designated for social housing;
(b) for all other rezoning applications, 20% of the total residential floor area shall be designated for social housing; and
(c) notwithstanding (a) and (b), rezoning applications received prior to November 30, 2022 may be exempt from this requirement.

Temporary modular housing is permitted, subject to Section 11 of the Zoning and Development By-law. Temporary modular housing is not subject to any of the use or design provisions of this ODP.

3.3.2 Office

It is intended that offices be focussed to sites which meet the following criteria for office locations in the Central Area:

(a) enhance the success, livability, and attractiveness of the central business district -- access to waterfronts, views, and ease of face-to-face contacts;
(b) have good transit access;
(c) be a desirable office area;
(d) not be a threat to areas with a major stock of heritage buildings;

(e) not be an area with significant housing or with a high desirability for future housing; and
(f) not be an area where support services would be displaced without alternate locations.

Small-scale offices may be permitted in mixed-use and retail/service areas.

In office areas, cultural, recreational and institutional uses and limited retail and service uses may be permitted. Residential uses may also be permitted, subject to livability analysis at the sub-area zoning stage and included within the overall floor area and dwelling unit count limitations contained in Section 3.3.1.

Giving consideration to the densities permitted in nearby commercial areas, up to a maximum of 108,949 square metres of office and street- or pedestrian-oriented retail and service uses may be permitted, generally distributed as shown on Figure 5. Office uses existing as of April 10, 1990, in the Plaza of Nations complex, are permitted but their area shall be excluded from the maximum amount of permitted office use.

3.3.3 Hotel

Hotels may be permitted generally as illustrated on Figure 3. The size and configuration of hotels shall be determined at the sub-area zoning stage or, in the case of the Plaza of Nations site, through appropriate sub-area zoning amendments.

3.3.4 Retail and Service

It is intended that retail uses be permitted to serve the needs of the projected population and provide specialized shopping opportunities. It is also intended that these uses link, reinforce, and extend, where appropriate, existing street-related retail patterns. Retail uses should not be of an amount or in locations which would unduly compete with or preclude the revitalization of retail areas established prior to April 10, 1990. In addition to retail and service uses, other uses, including residential entries, may be permitted at grade within retail/service areas, provided that they rely on walk-in trade or direct pedestrian access in the conduct of their operation and provide visual interest to passersby.

To accomplish the above intentions, the maximum amount of retail and service uses permitted outside of the areas designated as office on Figure 5 is 55 948 square metres. Of this total, the maximum amount of retail uses permitted is 36 420 square metres. Retail uses existing as of April 10, 1990, in the Plaza of Nations complex, are permitted but their area shall be excluded from the maximum amount of permitted retail use.

Retail uses shall be required within Areas 4 and 6(b) as shown on Figure 11 and shall be located primarily at grade. Provision shall be made for a grocery store with a floor area of approximately 2 300 square metres at a location west of the Stadium. The remaining retail uses may be permitted generally as illustrated on Figure 3 and shall be located primarily at grade.

3.4 Land Use only in Area 10

The Stadium is a unique publicly owned and operated facility that is important to the economy of the downtown, city, and region. The Stadium's rehabilitation and other site improvements, along with associated development, will enhance the role of the area as a regional entertainment, sport, cultural, and public activity draw.

3.4.1 Existing Land Use and Floor Space

Uses existing as of October 16, 2008 may continue.

The calculation of floor space is to exclude floor space existing as of October 16, 2008.

3.4.2 Overall Floor Space

A maximum of 101,891 square metres of floor space is permissible for all uses combined. This maximum assumes expansion of the site so that its western boundary is the proposed extension of Smithe Street, as illustrated in Figure 3. If such expansion does not occur, development may accommodate only significantly less floor space.

3.4.3. Non-Residential Use

Non-residential floor space must:

(a) consist of at least 86,400 square metres; and

(b) not exceed 101,891 square metres except if the developer provides a market impact study demonstrating that there will be sufficient demand to support non-residential minimum requirements in other areas as set out in this ODP or in Council policy, or as anticipated by the Director of Planning.

A maximum of 11,150 square metres of floor space is permissible for retail and service use, and additional retail and service floor space may be permissible if a market impact study demonstrates that there will be sufficient retail and service demand to support other required locations for retail and service use as set out in this ODP, in Council policy, or anticipated by the Director of Planning.

Development shall include retail and service uses in locations illustrated in Figure 3 to activate key pedestrian linkages and public open spaces. Sub-area zonings may allow other uses, including building entries, in such locations, that rely on walk-in trade or direct pedestrian access in the conduct of their operations, and that provide visual interest to passersby.

3.5 Land Use in False Creek North Generally

3.5.1 Wholesale

Wholesaling (warehouse club or wholesale club) may be permitted, but limited to the area between the Georgia and Dunsmuir Viaducts (Area 7B), at Expo Boulevard grade, and not exceeding 13 619 square metres. To assist warehouse or wholesale club members who choose to walk to the premises, the operator will consider provision of shopping carts, wagons, and other pedestrian-serving conveniences and operation of a delivery entrance.

3.5.2 Cultural, Recreational, and Institutional

3.5.2.1 Cultural, Recreational, and Institutional Uses Serving the Local Area

It is intended that cultural, recreational, and institutional uses be incorporated throughout the area, where they best serve the projected population and complement adjacent land uses. While there are no limits prescribed for these uses, provisions shall be made for the following facilities:

- one K-7 community school with 370 square metres of community space and a 560 square metre school/community gymnasium;
- one K-7 school;
- one community centre plus gymnasium, having a combined minimum area of 4 180 square metres;
- a minimum of eight child day care facilities that meet the Community Care Facilities Licensing requirements and all applicable design standards; opportunities for school age care spaces are also encouraged;

- one multi-purpose room to accommodate family place and out of school care programs, having a minimum floor area of 190 square metres, with washrooms designed to be shared with adjacent community facilities and meeting Community Care Facilities Licensing requirements;

- one branch library facility, having a floor area of approximately 460 square metres, if required by the Library Board; and

- one field house, having a floor area of approximately 200 square metres.

These facilities shall be located generally as illustrated on Figure 3.

The property owner shall provide sites for the schools; one-half the costs of constructing the fully finished (i.e., ready for immediate occupancy) library space; and, fully finished spaces for the other facilities listed above, all at no cost to the City or the School Board. All facilities shall include their required parking.

The area required for these facilities shall be excluded from any floor area and site coverage limitations. Additional cultural, recreational, and institutional facilities may also be excluded up to maximums to be determined with each sub-area zoning.

Provisions are to be made for public art, the specifics of which are to be addressed at the sub-area zoning stage.

3.5.2.2 Cultural, Recreational, and Institutional Uses Serving the City and Region

The proximity of the Stadium, Rogers Arena, and Science World, and their ready access to public transit, reinforces the role of the area as a centre for entertainment, sports, and cultural and public events, serving the City and region.

To enhance this role, Council may allow sub-area zonings to include other cultural and recreational facilities, including a major art gallery and a major casino, that will also serve the City and region.

3.5.3 Parks

It is intended that parks be distributed throughout the area as a focus of each neighbourhood. The size, location, and configuration shall meet the needs of residents and workers, provide attractions for visitors and take full advantage of the waterfront environment.

The use, design, materials, and construction specifications of each park shall be determined by the Park Board, in consultation with the Director of Planning, Superintendent of Schools, and the City Engineer at the sub-area zoning stage. Land devoted to parks is to be useable for park and community purposes. Slopes between development parcels and parks required to meet park grades shall generally occur on the development parcels.

17.05 hectares of neighbourhood park shall be provided, located as illustrated on Figure 6. In addition, a continuous walk shall be provided as illustrated on Figure 9B.

3.5.4 Provision and Phasing of Parks And Community Facilities

Parks, the community centre, the community components of the community school, and child care facilities shall be completed and conveyed to the satisfaction of the City and school sites shall be made available to the School Board, generally in accordance with the phasing as illustrated in Figure 7. A library facility, if required, shall be made available at a time to be determined by the Library Board and the property owner. Specific sites for cultural, institutional, and other community facilities shall be allocated at the sub-area zoning stage. Agreements, securing the provision and construction of parks and community facilities, will be required prior to the enactment of sub-area zonings.

3.5.6 Marinas

Marinas may be permitted in the areas illustrated on Figure 8. The shape, size, and use of these marinas shall be determined at the sub-area zoning stage, having regard to the following principles:

- some uses ancillary to marinas, such as repair facilities and parking, should be accommodated at unobtrusive locations;
- some space within marinas should be reserved for visitors;
- marinas should be of a size, number and location to: maintain street-end views and key long views across the water; not overcrowd the water, especially the central basin; and, minimize on-shore disruption;
- marinas should not disrupt pedestrian continuity;
- services, such as parking and loading, should be located to be functional and convenient to marina users; and
- opportunities for public boat launching should be achieved.

It is intended that public access be provided to portions of the marina proposed at the end of Davie Street, subject to resolution of liability and any other legal issues.

3.6 Movement

It is intended that a variety of means of moving through the area be provided, including streets, walkways, bicycle routes, transit including a proposed street car line, and ferries. Bus routes shall be jointly determined by the City and B.C. Transit, as ridership is generated by completed developments.

These facilities shall be adequate to serve the needs of the population and integrated with the adjacent city, generally as illustrated on Figures 9A, 9B and 9C. Streets, walkways, and bicycle routes shall be designed, constructed, and conveyed, to the satisfaction of the City, by the owner prior to occupancy or use of the first building to be constructed in the area they are intended to serve. Agreements securing the design, construction, and conveyance of these facilities will be required prior to the enactment of sub-area zonings.

Conditions prior to the enactment of sub-area zonings shall include the provision of adequate building setbacks and street dedications or rights of way for a proposed street car line along Pacific Boulevard.

3.7 Parking and Loading

[Text deleted – See Parking By-law.]

3.8 Views

The development of False Creek North shall preserve views and also create views, including views of designed focal points. Views are to be protected and created as illustrated on Figures 10A and 10B. Despite Council's View Protection Guidelines (approved by Council on December 12, 1989), masts and support cables associated with the Stadium roof may project into protected views.

Development shall preserve the Georgia Street street-end view, as illustrated in Figures 10A and 10B, except that, subject to the consideration of urban design objectives, sub-area zonings may include adjustment to the height limits and setbacks associated with this street end view.

3.9 Building Height

Buildings must not exceed 91 metres in height, except that a tower located in Sub-area 1B adjacent to the southwest corner of Pacific Boulevard and Homer Street, or located in Sub-areas 1(a) and 7(a) must not exceed 110 metres in height. Roof projections may be permitted to

extend above these building height limitations, provided that they do not contain habitable space and are designed as capping elements complementary to the design of the building.

Building heights for specific locations will be determined with each sub-area zoning, having regard to the Illustrative Plan described in Section 7 and:

(a) public and private views, including views created by the development form;
(b) shadowing of public and private open spaces and streets;
(c) privacy;
(d) effects on the scale and character of open spaces; and
(e) form relationships to nearby buildings.

3.10 Building Orientation

Buildings with heights greater than 35 metres shall have the same orientation as the Downtown street grid; except in the Plaza of Nations complex where buildings may reflect the geometry of the complex and in the Quayside Neighbourhood where buildings may reflect the shoreline and the curve of the adjacent boulevard. The form of such buildings shall be point towers, not slabs.

3.11 Size of Development

The size of development increments or "grain" should relate to that of the nearby city. This may be achieved by creating parcel sizes similar to those nearby or by the individualized massing and detailing of building elements within larger parcels.

In Area 10, development adjacent to the Stadium should strive to mitigate the large scale of the Stadium by providing a transition to the scale of the surrounding development.

3.12 Development Relationships to Public Realm

Buildings and semi-public and semi-private open spaces should be designed and detailed to complement the design of the public realm. Aspects to consider include, but are not limited to paving; lighting; planting; driveway crossings; pedestrian entrances and walks; seating; display windows; weather protection; garbage storage; and, loading facilities.

3.13 Public Realm Design Concepts

In addition to park designs and the normally required street designs, special public realm designs shall be prepared for the following areas concurrently with the related sub-area zonings:

(a) Keefer steps and circle;
(b) the waterfront drive west of Cambie Bridge;
(c) the crescent area at the southern foot of Richards Street;
(d) the waterfront walkway and seawall;
(e) above-grade pedestrian connections around the north end of the Cambie Bridge;
(f) Pacific Boulevard, including a general overall concept with the first sub-area zoning adjacent to Pacific Boulevard; and
(g) Georgia Pedestrian Link, a pedestrian connection generally within the Georgia Street alignment from the corner of Georgia and Beatty Streets to Pacific Boulevard.

Additional designs may be required as determined at the sub-area zoning stage.

3.14 Recycling

Provisions for recycling and refuse containers shall be included within zoning by-laws prepared for each sub-area.

3.15 Energy Conservation

Provisions for the conservation of energy, including site planning and building design considerations, shall be incorporated in each sub-area plan.

3.16 Saltwater Pumping Station

A saltwater pumping station shall be required to serve False Creek North and adjacent land. By letter agreement dated April 3, 1990, the developer will be responsible for one-half of the cost of the saltwater pumping station. An agreement detailing such matters as cost-sharing and scheduling may be required prior to enactment of any zoning by-law, excluding only that portion known as International Village and Yaletown Edge.

Section 4 Sustainability in Northeast False Creek

4.1 Applicability

This section applies to all lands in Areas 5(b), 6(b), 6(c), 7(a), 10 and 11 which are not developed as of January 1, 2011.

4.2 Sustainability

The following environmental and economic initiatives are to contribute to a sustainable community in Northeast False Creek, applying green technologies to address energy use, incorporating acoustic performance criteria to address occupant health and well-being, and creating opportunities for local economic activity and jobs to support social development.

4.3 Energy

Efficient use of energy is to be a key planning consideration for the development of the community, and must include implementation of a low greenhouse gas district energy system such as ground source, bio-mass, sanitary sewer heat recovery, solar hot water, and waste heat recovery, to which all future developments must connect.

4.4 Noise Mitigation

Applications for new developments must incorporate acoustic performance criteria to mitigate the impact of event noise on residential developments, and must include detailed acoustic and thermal comfort studies, which at minimum, meet Council's acoustic performance target of 40 to 50 dBC for noise levels within dwelling units during events.

4.5 Local Procurement and Job Opportunities

Development is to provide a host of local business and job opportunities, and applications for new developments must include an "Inner City Local Employment and Procurement Agreement" to support local hiring and local purchase of construction materials.

Section 5 Interim Uses

The development of False Creek North is expected to occur over many years. Interim uses are appropriate.

Section 6 Sub-areas

As outlined in Section 1.3, the long-term development of False Creek North shall be regulated by sub-area zonings, legal agreements and related development controls.

The sub-areas are illustrated in Figure 11. Following are general descriptions of each sub-area.

6.1 Area 1

This primarily residential area encompasses about five city blocks and is focussed around a formal urban park. Lower levels of buildings are to be configured to reinforce the shapes of streets and open spaces. A pedestrian and cycling linkage is to be provided to Beach Avenue. The option for a vehicular linkage is to be maintained. A major feature is to be provided within the park to provide a focal point at the southern end of Richards Street. A landmark structure is to be provided on the axis of Pacific Boulevard at the intersection of Homer Street.

6.2 Area 2

This residential area is to be the focus of community facilities for False Creek North, including the community centre, an elementary school, and child care facilities. The western edge of this area is to be a large waterfront park.

6.3 Area 3

This primarily residential area consists of three city blocks. Pacific Boulevard is to be lined with street enclosure buildings containing retail and other pedestrian interest uses at grade with taller buildings rising from them. The character of Yaletown is to be reflected in the lower levels of buildings. Some visual exposure to Yaletown from Pacific Boulevard is to be provided at street corners. The lanes bordering this area are to service Yaletown and this area. They are also to be linked to entry courts which provide visual amenity and exposure to nearby development.

6.4 Area 4

This area is to be oriented around a major bay which contains a marina. This marina is to include visitors' moorage and public access to the water. The crescent shape of the bay is to be defined by a waterfront street lined on the north by a pedestrian walkway and shops, and on the south by the waterfront walkway. A continuous retail link to Downtown is to be provided along Davie Street which terminates in a water view. A park at the eastern edge of this area is to accommodate car-top boat launching.

6.5 Areas 5(a), 5(b) East and 5(b) West

This mixed use area comprises several parcels defined by streets and bridge ramps. Retail and service uses are encouraged at street level. Area 5(b) West is intended to include a high rise form above the podium level, to identify an important gateway leading from the Cambie Bridge into the downtown area. Residential use above the podium level is to be in high-rise building form in Area 5(b) West and in mid-rise slab building form in Area 5(b) East to preserve the view corridor from the Cambie Bridge. Both sites must have an integrated public realm which includes both pedestrian and bicycle linkages.

6.6 Area 6(a)

This residential area is to focus around a waterfront park. Special attention, at the sub-area zoning stage, is to be paid to mitigating bridge impacts and the affects of the adjacent regional facilities.

6.7 Area 6(b) (Plaza of Nations Complex)

The Plaza of Nations Complex consists of three commercial buildings around a partially covered plaza area. It is intended that the buildings remain and be used for commercial purposes. A family sports and entertainment centre may be permitted within an existing building. Public access is to be provided and guaranteed through the site at all times unless the City Engineer approves otherwise for special events. The performance space within the plaza is to be made available for events on a commercial basis. Except for office use referred to in section 3.2.2, hotel use referred to in section 3.2.3 and retail use referred to in section 3.2.4, it is intended that the development of this site remain generally as built as of April 10, 1990.

6.8 Area 6(c)

This commercial area is located on the western edge of a major waterfront park and extends between the viaducts east of Abbott Street. Retail use is to be extended along the west side of Abbott Street to the waterfront. Abbott Street is to be extended for a short distance along the water to Carrall Street. A marina will be considered in the small bay with respect to the policy of encouraging non-power craft at the east end of False Creek. Berths will be located to provide a water view down Abbott Street. The land between the viaducts is to be developed with residential amenities and parking as determined at the sub-area zoning stage.

6.9 Area 7(a)

This area includes Rogers Arena which is a city and regional venue for sporting and entertainment events. The development of adjacent mixed use towers is intended to integrate the arena into the surrounding neighbourhood and provide office and residential uses in a central location. The site must include open public spaces to meet the public need for areas for celebration, gathering and access to and from arena events. Residential developments must be specifically designed to mitigate noise impacts arising from arena events and associated public activity.

6.10 Area 7(b)

This primarily residential mixed-use area is the eastern terminus to the downtown office area, being defined by the viaducts and linked to the ALRT station. The grade of the downtown is to be extended between the viaducts. Development of this site should respond to the ultimate uses on adjacent sites, in particular sub-areas 7(a) (GM Place) and 8 (International Village). Residential use will be mid- to high-rise mixed-use development. Any policies or principles of development adopted by Council should shape its design. Detailed traffic analysis will be required at the sub-area zoning phase.

6.11 Area 8

This mixed-use area is to contain residential, retail, service, a major park, a community school, and day care uses. The retail pattern is to be street-oriented, linking Gastown, Chinatown, Downtown and the ALRT Station. The character of the architecture is to reflect that of the adjacent areas. An entertainment centre may be permitted in a building located in the block bounded by Pender Street, Abbott Street, Keefer Street and Taylor Street.

6.12 Area 9

This area consists of a large park. Park design and uses will integrate with East False Creek Park, the residential amenities and parking to the north, and the residential area to the west.

6.13 Area 10

The Stadium functions as a city and regional facility for major sporting and other public events. Major development, including a mix of residential and non-residential uses, will occupy the sites around the Stadium, and will better integrate the Stadium into the surrounding urban fabric. The City anticipates the development of mid-rise and high-rise buildings above strong street-fronting podia to the west, along the Smithe Street extension, and at the south east corner of the Stadium, adjacent to Pacific Boulevard. A major Georgia Pedestrian Link will connect the downtown to Pacific Boulevard.

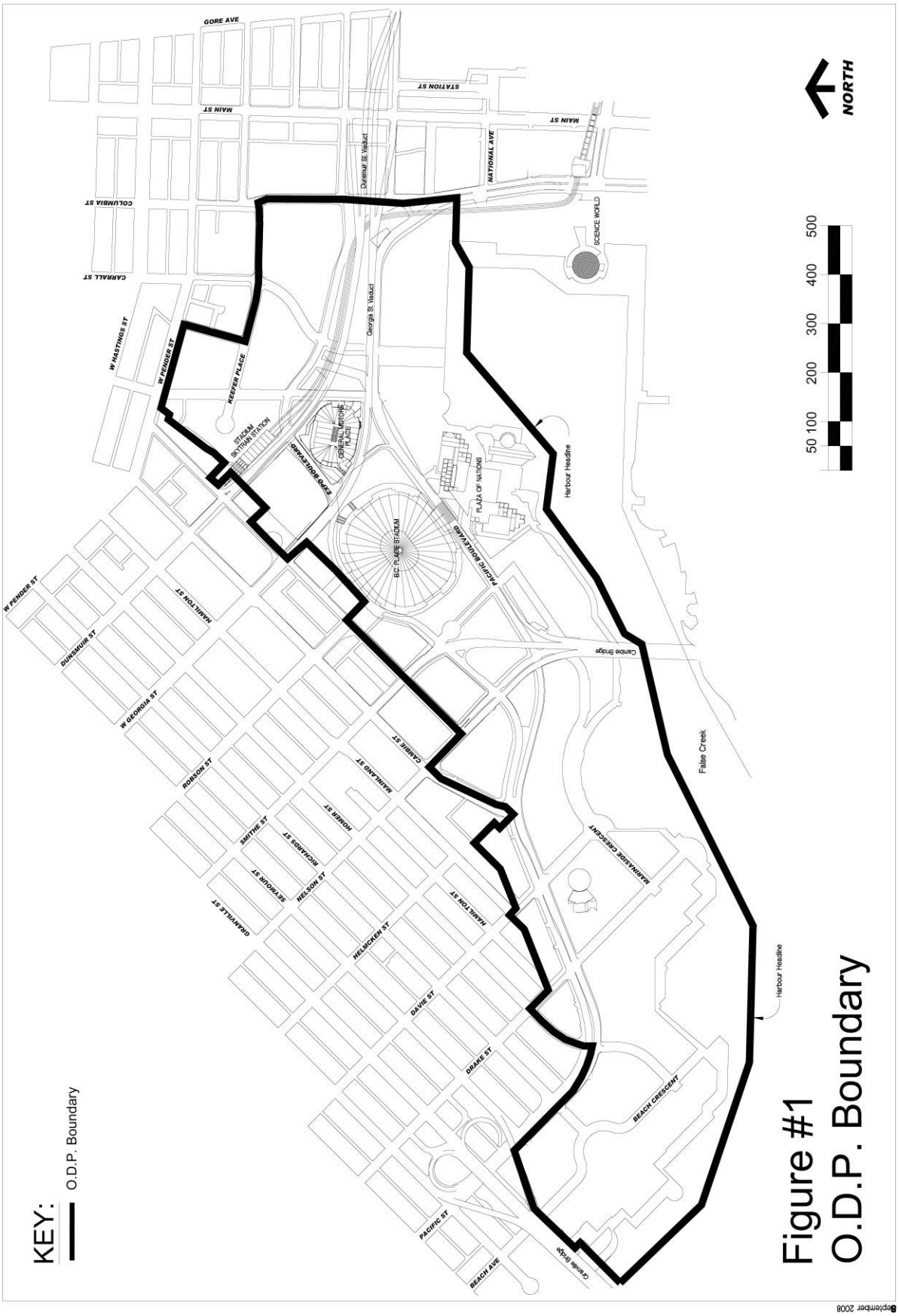
6.14 Area 11

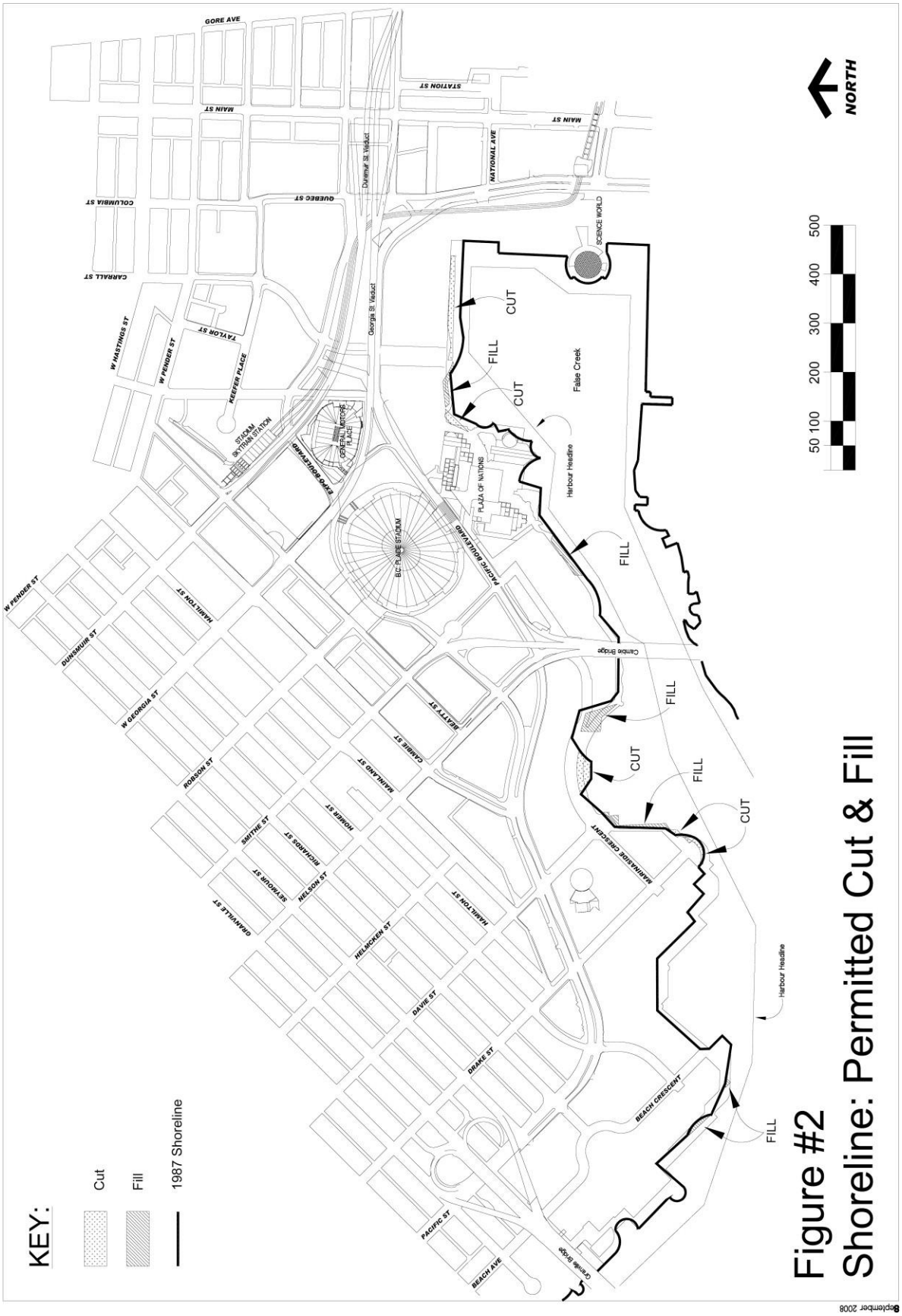
This area consists of a narrow parcel of land to the northeast of Expo Boulevard more or less between the alignments of the Georgia Viaduct and Robson Street, below the escarpment. Consideration of the use and development of this land will occur in the future.

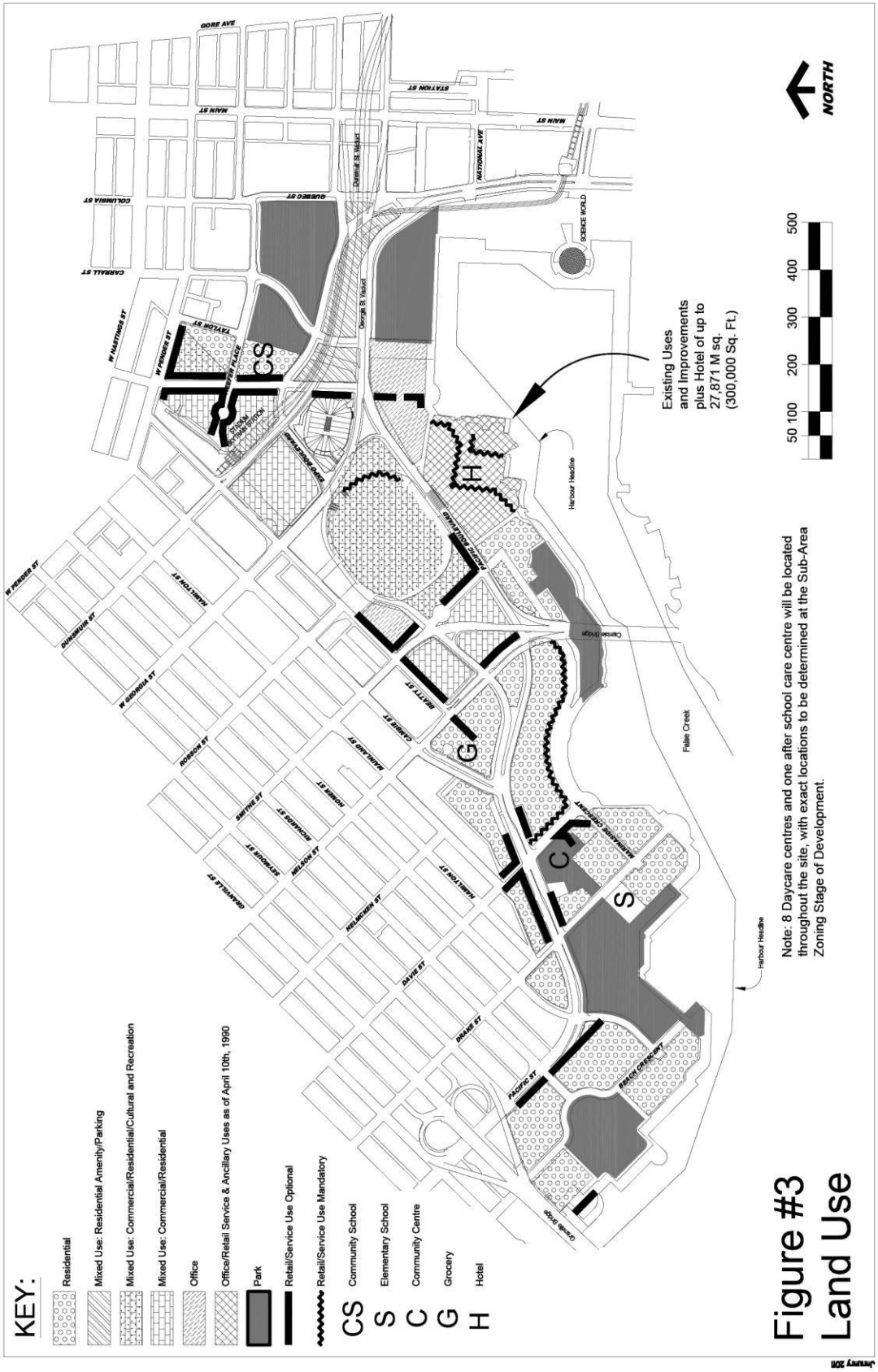
Section 7 Illustrative Plan

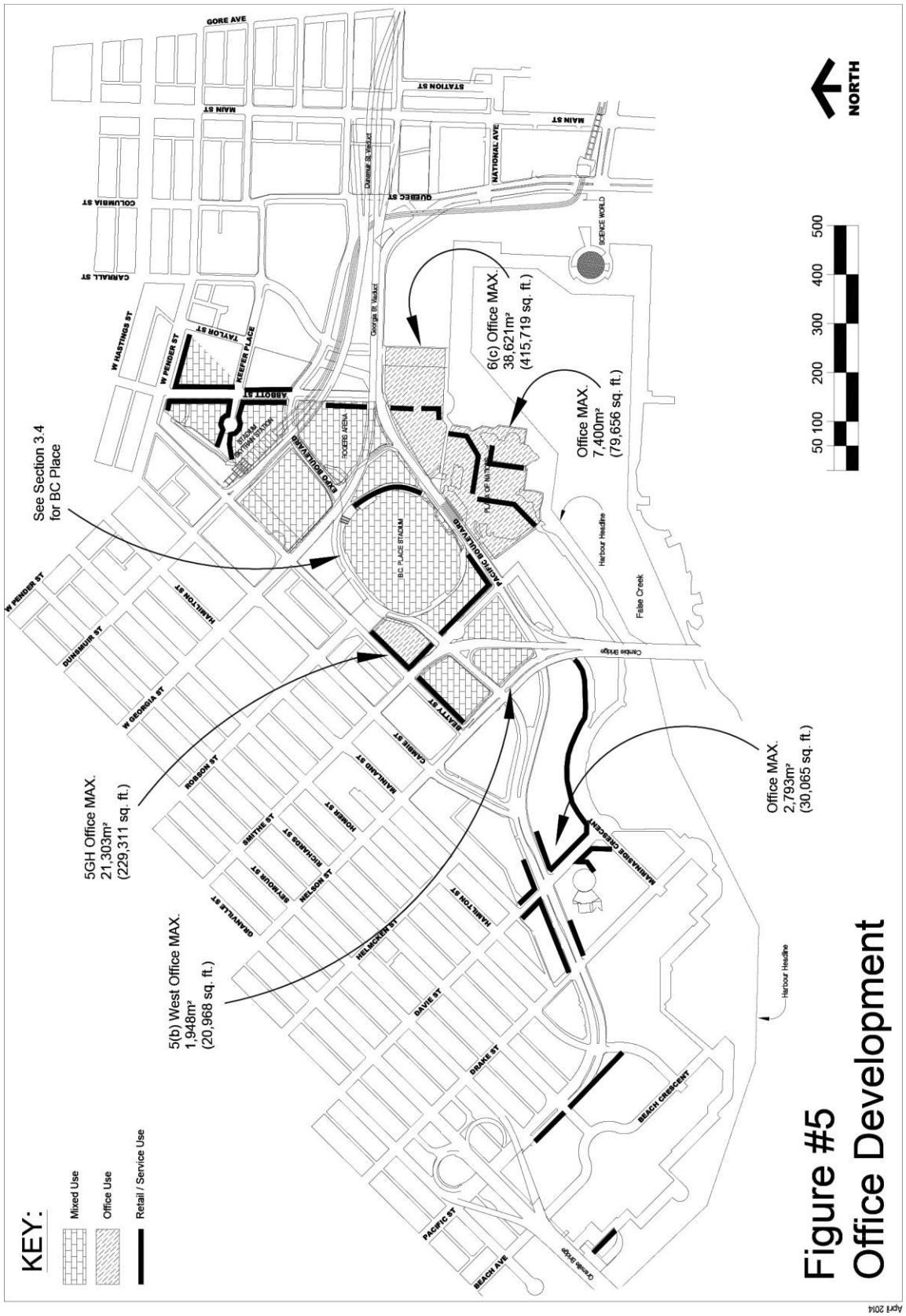
The Illustrative Plan shown on Figures 12A, 12B and 12C shows one design which meets the intent and requirements of the Official Development Plan. The Illustrative Plan is included here for illustrative purposes and is to be used in conjunction with this Official Development Plan as a general guide to the preparation of sub-area zonings and related development control instruments.

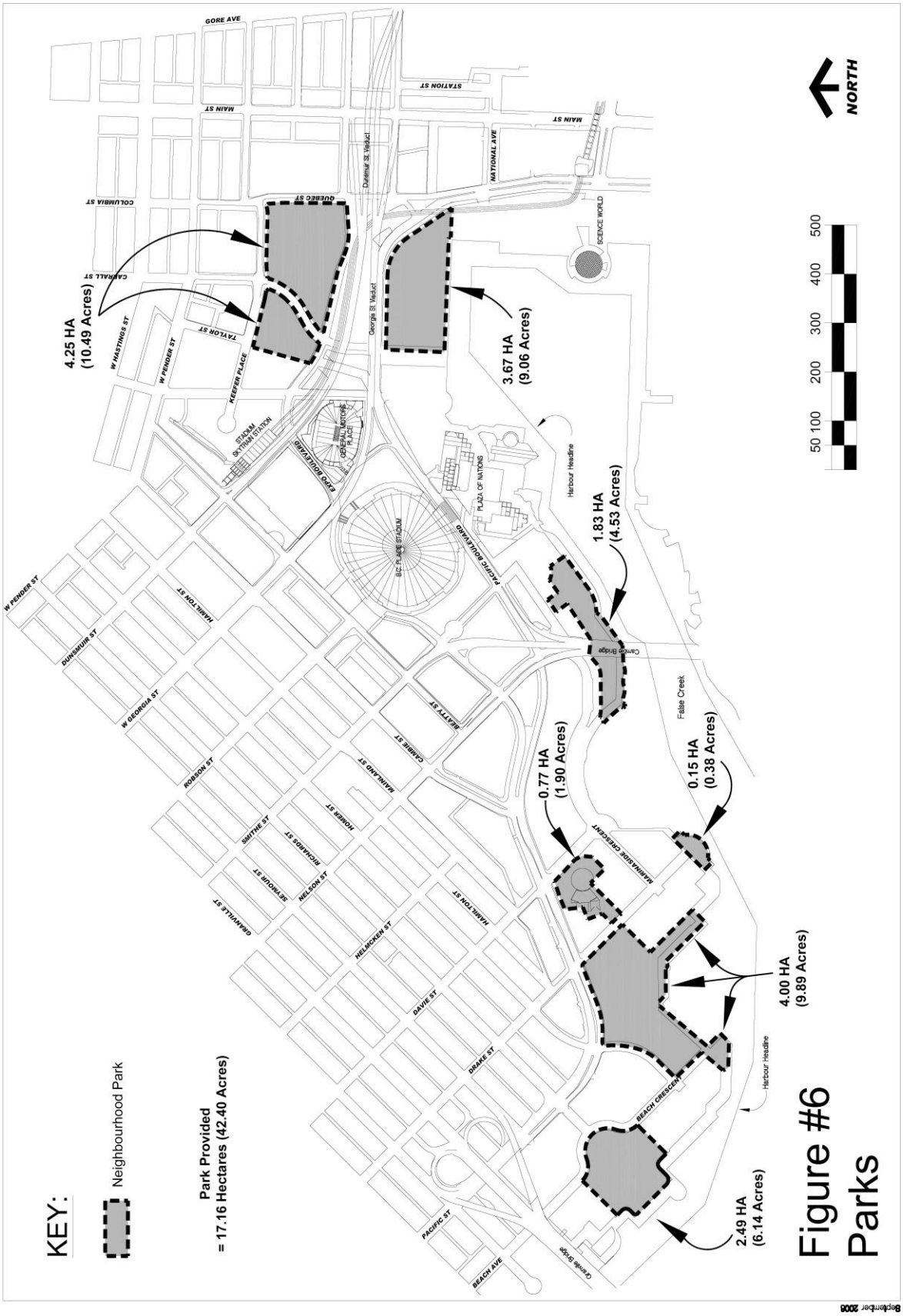
FIGURES ON FOLLOWING PAGES


GORE AVE
MAIN ST
STATION ST
COLUMBIA ST
CARRALL ST
W HASTINGS ST
W PENDER ST
KEEFER PLACE
Dunsmuir St. Viaduct
NATIONAL AVE
SCIENCE WORLD
Georgia St. Viaduct
STADIUM SKYTRAIN STATION
EXPO BOULEVARD
GEORGIA MEDICAL PLACE
PACIFIC BOULEVARD
BC PLACE STADIUM
PLAZA OF NATIONS
Harbour Headline
Cambie Bridge
False Creek
W PENDER ST
HAMILTON ST
DUNSMUIR ST
W GEORGIA ST
ROBSON ST
CAMBIE ST
MAINLAND ST
HOMER ST
SMITHE ST
RICHARDS ST
SEYMOUR ST
GRANVILLE ST
NELSON ST
HELMCKEN ST
DAVIE ST
DRAKE ST
BEACH CRESCENT
MARINASIDE CRESCENT
PACIFIC ST
BEACH AVE
Granville Bridge
NORTH
50 100 200 300 400 500
KEY:
O.D.P. Boundary
Figure #1
O.D.P. Boundary
September 2008


KEY:
Cut
Fill
1987 Shoreline
NORTH
50 100 200 300 400 500
CUT
FILL
CUT
FILL
CUT
FILL
CUT
FILL
FILL
False Creek
Harbour Headline
Harbour Headline
Cambie Bridge
Cambie Bridge
Georgia St. Viaduct
Dunsmuir St. Viaduct
SCIENCE WORLD
PLAZA OF NATIONS
BC PLACE STADIUM
GENERAL MOTORS PLACE
STADIUM SKYTRAIN STATION
GORE AVE
MAIN ST
STATION ST
NATIONAL AVE
QUEBEC ST
COLUMBIA ST
CARRALL ST
TAYLOR ST
KEEFER PLACE
W HASTINGS ST
W PENDER ST
GRANVILLE ST
PACIFIC BOULEVARD
BEATTY ST
CAMBIE ST
MAINLAND ST
HOMER ST
RICHARDS ST
SEYMOUR ST
HAMILTON ST
NELSON ST
SMITHE ST
ROBSON ST
W GEORGIA ST
DUNSMUIR ST
W PENDER ST
HELMCKEN ST
DAVIE ST
DRAKE ST
BEACH CRESCENT
MARINASIDE CRESCENT
PACIFIC ST
BEACH AVE
Figure #2
Shoreline: Permitted Cut & Fill
September 2008


KEY:
Residential
Mixed Use: Residential Amenity/Parking
Mixed Use: Commercial/Residential/Cultural and Recreation
Mixed Use: Commercial/Residential
Office
Office/Retail Service & Ancillary Uses as of April 10th, 1990
Park
Retail/Service Use Optional
Retail/Service Use Mandatory
CS Community School
S Elementary School
C Community Centre
G Grocery
H Hotel
Existing Uses and Improvements plus Hotel of up to 27,871 M sq. (300,000 Sq. Ft.)
50 100 200 300 400 500
NORTH
Note: 8 Daycare centres and one after school care centre will be located throughout the site, with exact locations to be determined at the Sub-Area Zoning Stage of Development.
Figure #3
Land Use
January 2011


KEY:
Mixed Use
Office Use
Retail / Service Use
See Section 3.4 for BC Place
5GH Office MAX. 21,303m² (229,311 sq. ft.)
5(b) West Office MAX. 1,948m² (20,968 sq. ft.)
6(c) Office MAX. 38,621m² (415,719 sq. ft.)
Office MAX. 7,400m² (79,656 sq. ft.)
Office MAX. 2,793m² (30,065 sq. ft.)
NORTH
50 100 200 300 400 500
GORE AVE
MAIN ST
STATION ST
COLUMBIA ST
CARRALL ST
QUEBEC ST
NATIONAL AVE
SCIENCE WORLD
W HASTINGS ST
W PENDER ST
TAYLOR ST
KEEFER PLACE
ABBOTT ST
GEORGIA VIADUCT
ROGERS ARENA
BC PLACE STADIUM
PACIFIC BOULEVARD
Harbour Headline
False Creek
Cambie Bridge
W PENDER ST
HAMILTON ST
DUNSMUIR ST
W GEORGIA ST
ROBSON ST
SEATTY ST
CAMBIE ST
MAINLAND ST
HOWES ST
SMITHE ST
RICHARDS ST
BTRYDUS ST
NELSON ST
GRANVILLE ST
HELMCKEN ST
DAVIE ST
DRAKE ST
BEACH CRESCENT
BARBIANSBE CRESCENT
PACIFIC ST
BEACH AVE
Granville Bridge
Figure #5
Office Development
April 2014


KEY:
Neighbourhood Park
Park Provided
= 17.16 Hectares (42.40 Acres)
4.25 HA
(10.49 Acres)
3.67 HA
(9.06 Acres)
1.83 HA
(4.53 Acres)
0.77 HA
(1.90 Acres)
0.15 HA
(0.38 Acres)
4.00 HA
(9.89 Acres)
2.49 HA
(6.14 Acres)
NORTH
50 100 200 300 400 500
Figure #6
Parks
September 2006

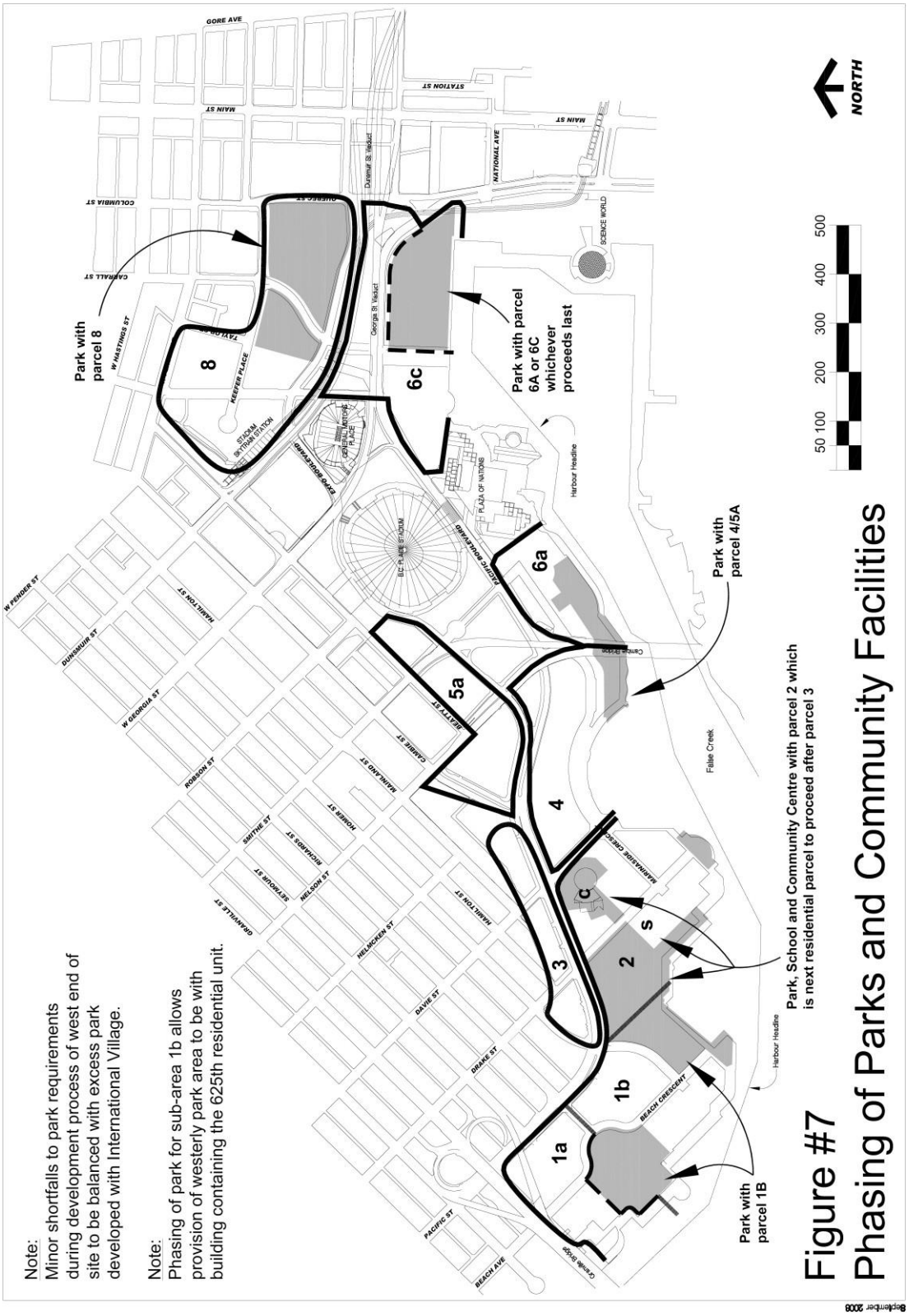
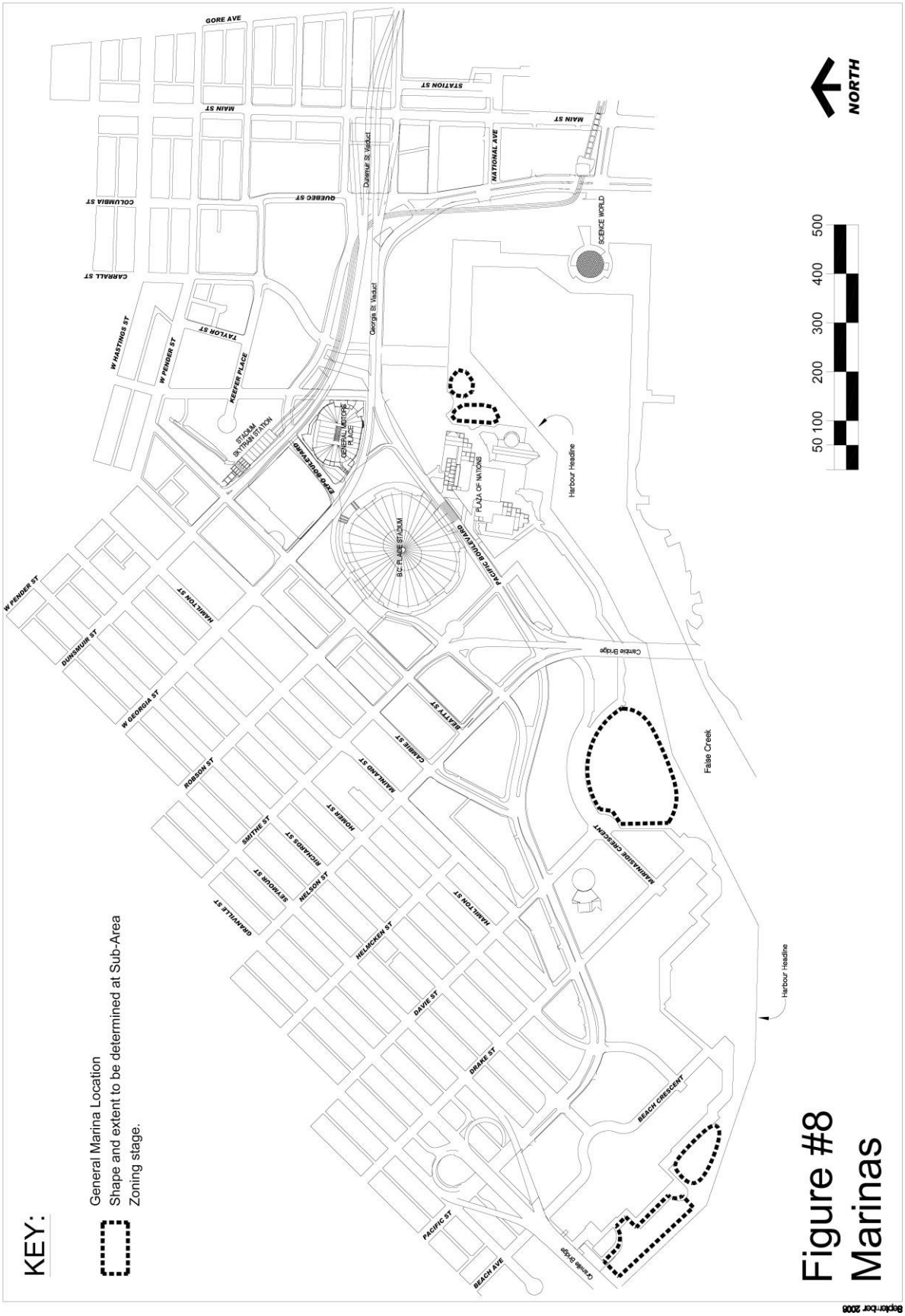
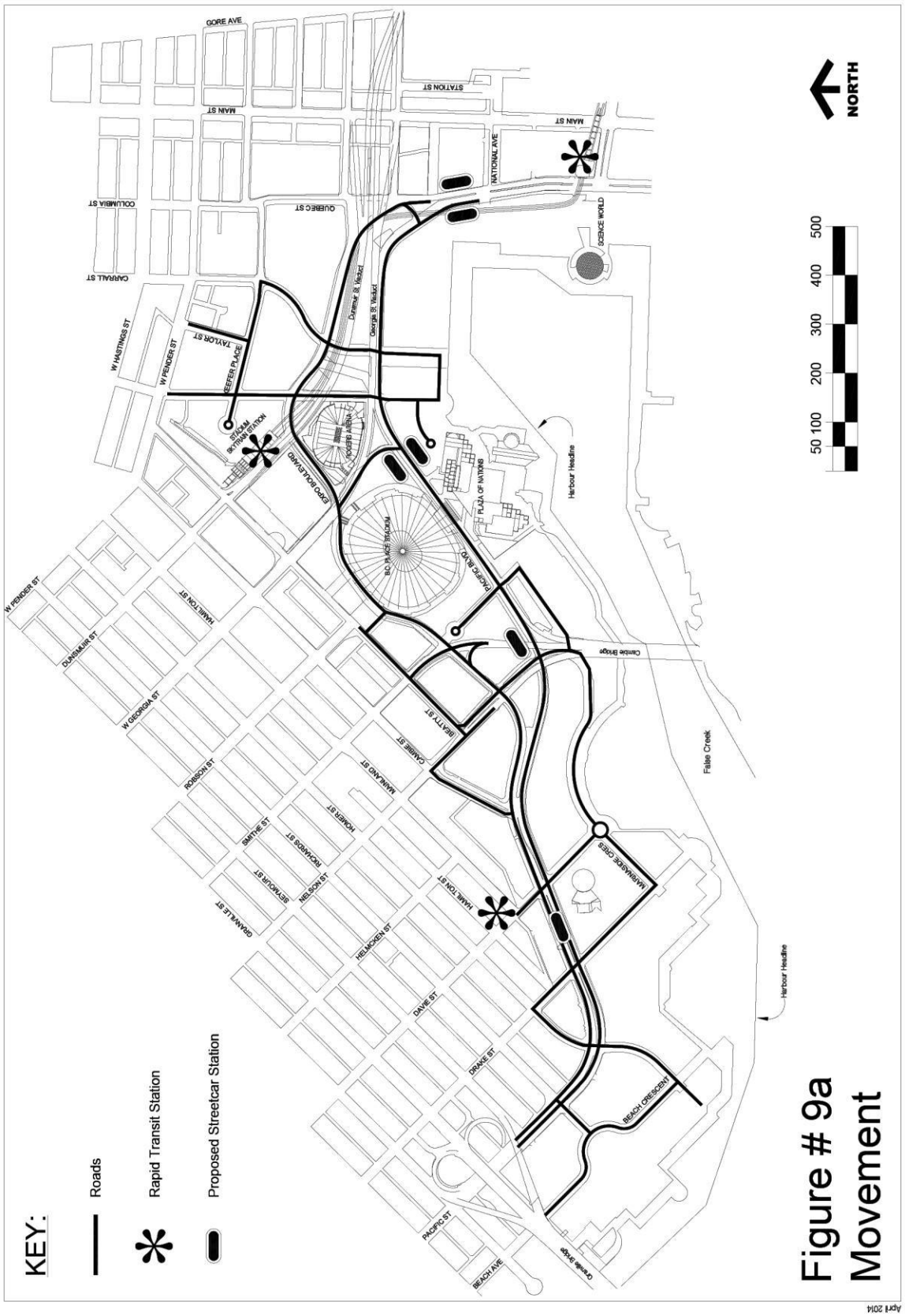
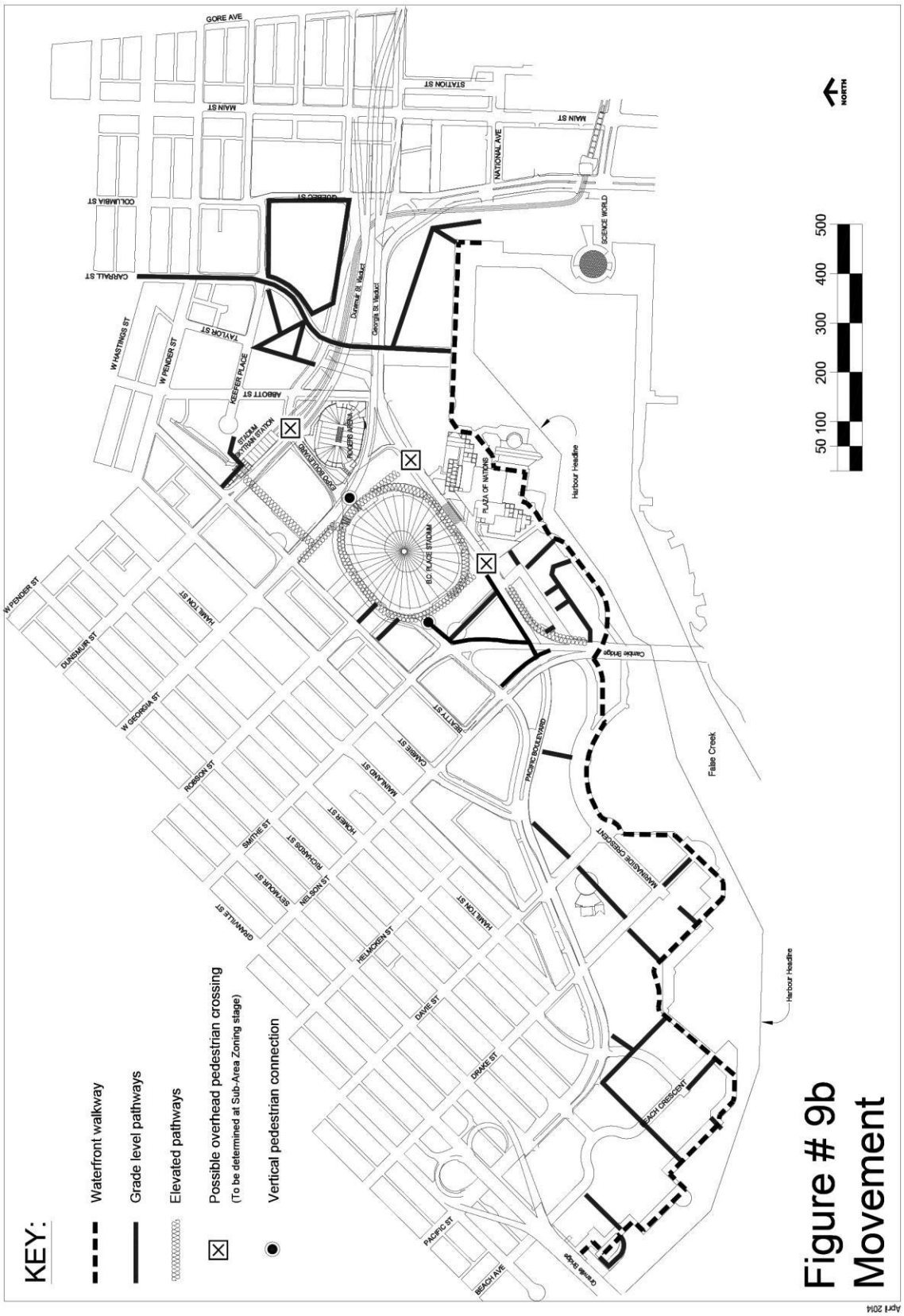
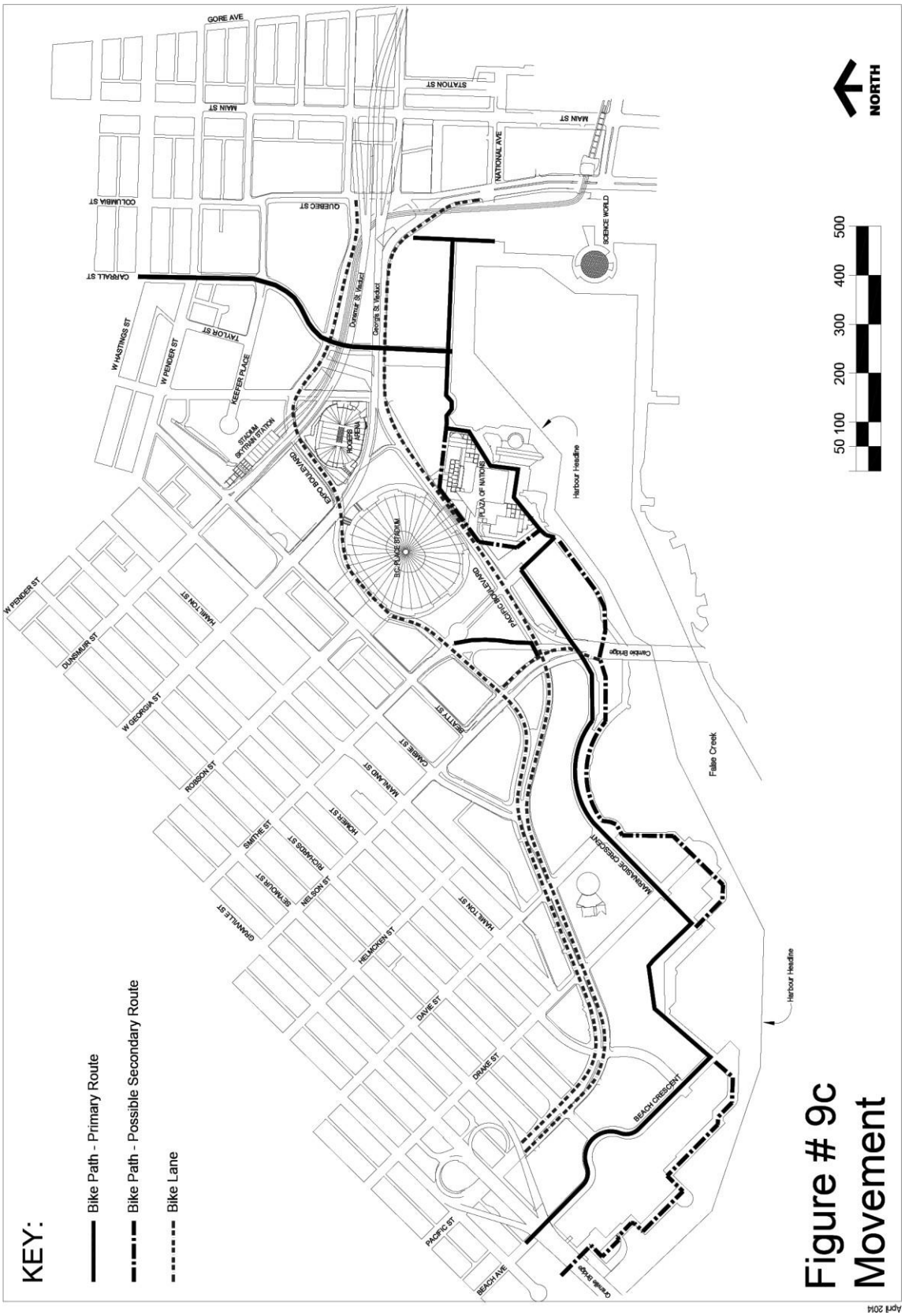


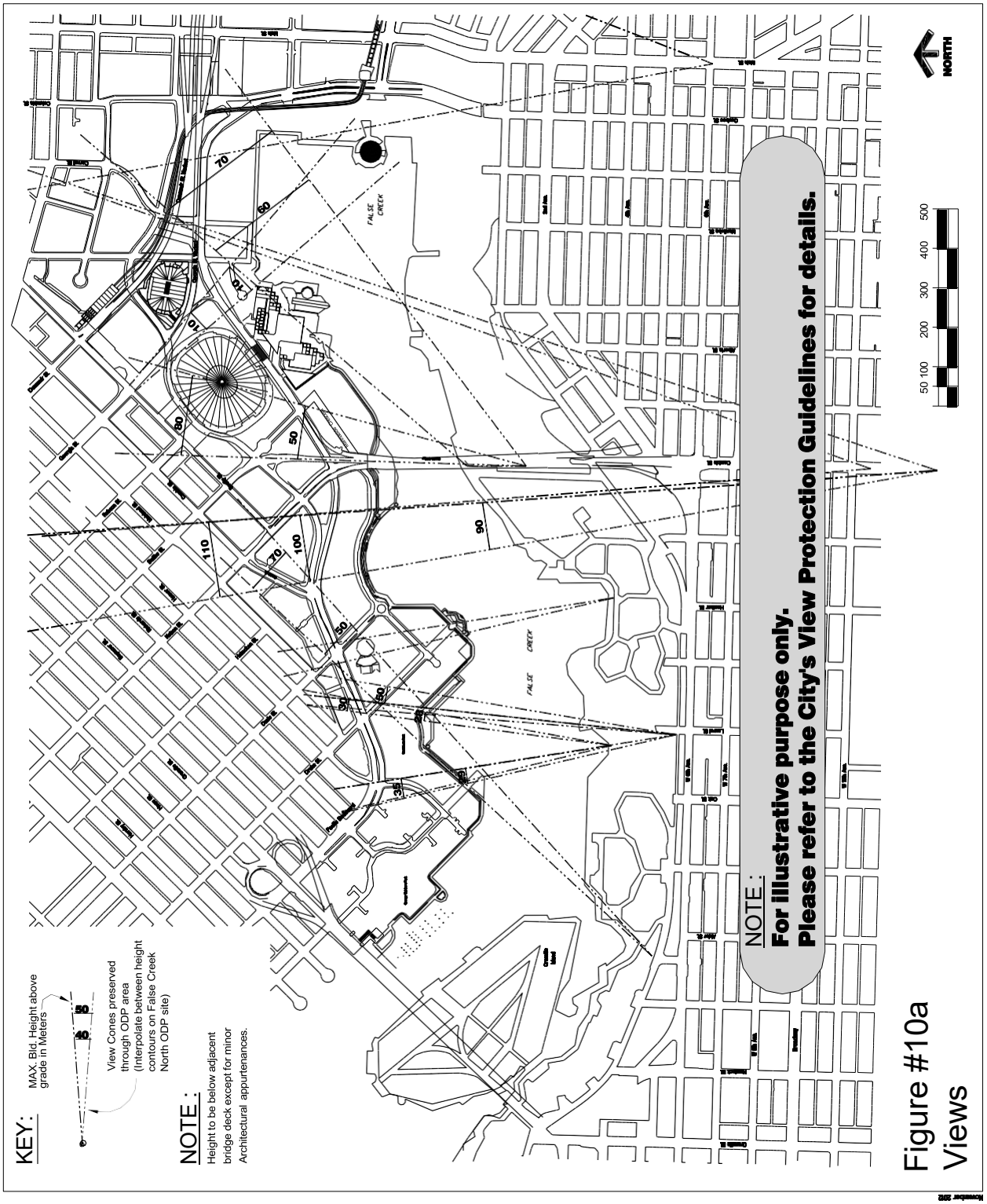
Figure #7
Phasing of Parks and Community Facilities
Note:
Minor shortfalls to park requirements during development process of west end of site to be balanced with excess park developed with International Village.
Note:
Phasing of park for sub-area 1b allows provision of westerly park area to be with building containing the 625th residential unit.
Park with parcel 8
Park with parcel 6A or 6C whichever proceeds last
Park with parcel 4/5A
Park, School and Community Centre with parcel 2 which is next residential parcel to proceed after parcel 3
Park with parcel 1B
1a
1b
2
3
4
5a
6a
6c
8
NORTH
50 100 200 300 400 500
September 2008

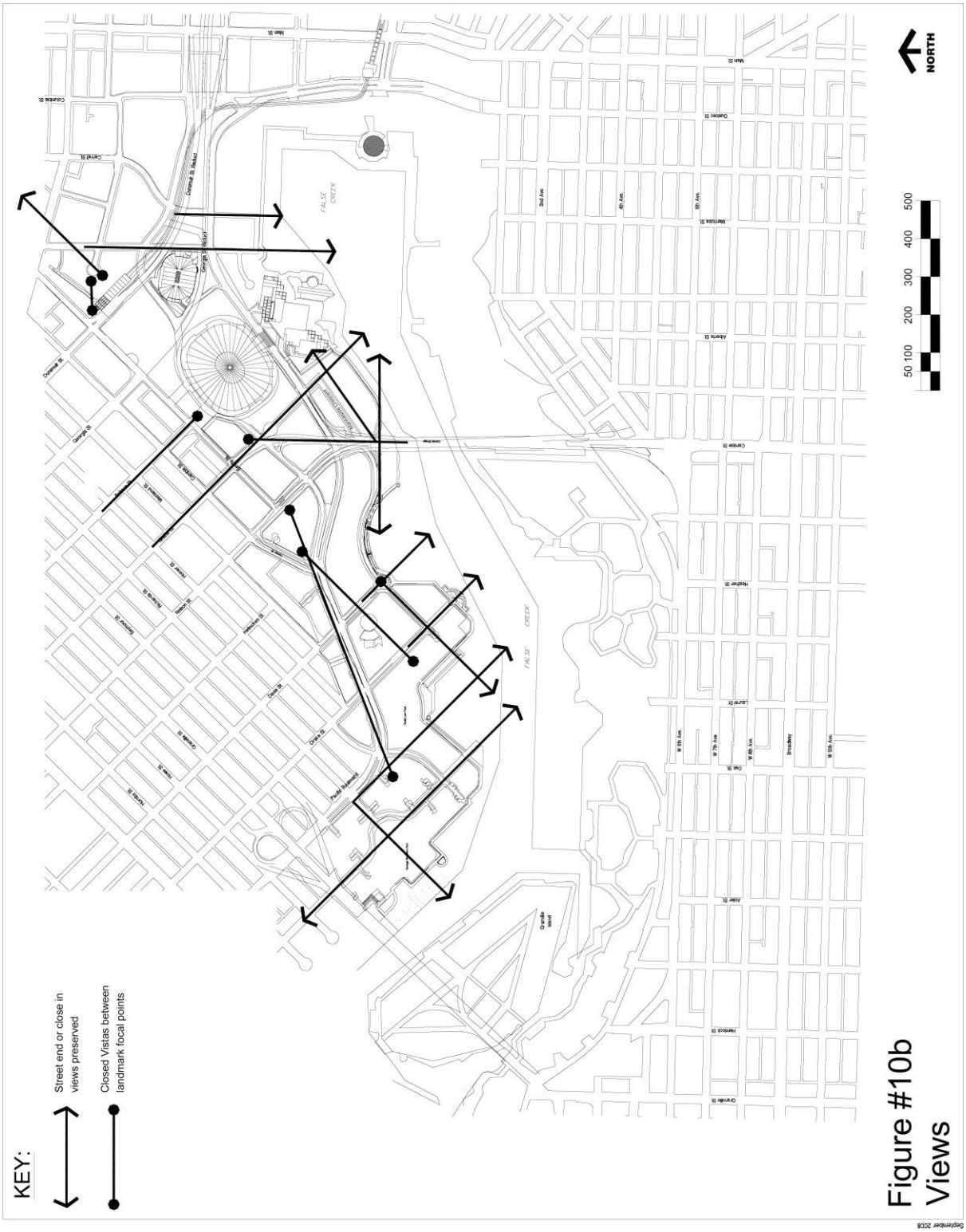

KEY:
General Marina Location
Shape and extent to be determined at Sub-Area Zoning stage.
NORTH
50 100 200 300 400 500
Figure #8
Marinas
GORE AVE
MAIN ST
STATION ST
NATIONAL AVE
COLUMBIA ST
QUEBEC ST
CARRALL ST
TAYLOR ST
W HASTINGS ST
W PENDER ST
KEEFER PLACE
STADIUM SKYTRAIN STATION
GENERAL MOTORS PLACE
EXPO BOULEVARD
Dunsmuir St. Viaduct
Georgia St. Viaduct
SCIENCE WORLD
PLAZA OF NATIONS
PACIFIC BOULEVARD
BC PLACE STADIUM
Harbour Headline
Cambie Bridge
False Creek
BEATTY ST
CAMBIE ST
MAINLAND ST
HOMER ST
RICHARDS ST
HAMILTON ST
SEYMOUR ST
SMITHE ST
NELSON ST
GRANVILLE ST
HELMCKEN ST
DAVIE ST
DRAKE ST
MARINASIDE CRESCENT
BEACH CRESCENT
PACIFIC ST
BEACH AVE
W PENDER ST
DUNSMUIR ST
W GEORGIA ST
ROBSON ST
HAMILTON ST


KEY:
Roads
Rapid Transit Station
Proposed Streetcar Station
NORTH
50 100 200 300 400 500
Figure # 9a
Movement
GORE AVE
MAIN ST
STATION ST
COLUMBIA ST
QUEBEC ST
CARRALL ST
W HASTINGS ST
W PENDER ST
TAYLOR ST
KEEFER PLACE
STADIUM SKYTRAIN STATION
BC PLACE STADIUM
GEORGIA VIADUCT PARK
Dunsmuir St. Viaduct
Georgia St. Viaduct
NATIONAL AVE
SCIENCE WORLD
Harbour Headline
PLAZA OF NATIONS
ROGERS ARENA
BC PLACE STADIUM
THORNTON PARK
Cambie Bridge
False Creek
W PENDER ST
HAMILTON ST
DUNSMUIR ST
W GEORGIA ST
ROBSON ST
SMITHE ST
NELSON ST
HELMCKEN ST
DAVIE ST
DRAKE ST
BEACH AVE
PACIFIC ST
GRANVILLE ST
HOWE ST
RICHARDS ST
SEYMOUR ST
MAINLAND ST
CAMBIE ST
QUAYSIDE CRES
BEACH CRESCENT
Granville Bridge
Harbour Headline
April 2014


KEY:
Waterfront walkway
Grade level pathways
Elevated pathways
Possible overhead pedestrian crossing
(To be determined at Sub-Area Zoning stage)
Vertical pedestrian connection
Figure # 9b
Movement
NORTH
50 100 200 300 400 500
GORE AVE
STATION ST
MAIN ST
COLUMBIA ST
CARRALL ST
W HASTINGS ST
W PENDER ST
TAYLOR ST
KEEFER PLACE
ABBOTT ST
QUEBEC ST
NATIONAL AVE
SCIENCE WORLD
Dunsmuir St. Viaduct
Georgia St. Viaduct
STEAM CLOCK
STEAM WHISTLE STATION
GASTOWN
ROGER'S ARENA
BC PLACE STADIUM
PLAZA OF NATIONS
Harbour Headline
Cambie Bridge
False Creek
W PENDER ST
DUNSMUIR ST
W GEORGIA ST
HAMILTON ST
ROBSON ST
SMITHE ST
NELSON ST
HELMCKEN ST
DAVIE ST
DRAKE ST
BEACH AVE
PACIFIC ST
GRANVILLE ST
SEYMOUR ST
RICHARDS ST
HOWE ST
MAINLAND ST
CHARLE ST
BEATTY ST
PACIFIC BOULEVARD
LAWSAIDE CRESCENT
BEACH CRESCENT
Cambie Bridge
Harbour Headline
April 2014


KEY:
Bike Path - Primary Route
Bike Path - Possible Secondary Route
Bike Lane
NORTH
50 100 200 300 400 500
Figure # 9c
Movement
April 2014
GORE AVE
STATION ST
MAIN ST
NATIONAL AVE
COLUMBIA ST
QUEBEC ST
CARRALL ST
SCIENCE WORLD
Dunsmuir St. Viaduct
Dennis St. Viaduct
W HASTINGS ST
W PENDER ST
TAYLOR ST
KEEFER PLACE
STEAM BATHMAN STATION
ROGERS ARENA
EXPO BOULEVARD
BC PLACE STADIUM
PLAZA OF NATIONS
PACIFIC BOULEVARD
Harbour Headline
Cambie Bridge
False Creek
W PENDER ST
HAMILTON ST
DUNSMUIR ST
W GEORGIA ST
ROBSON ST
SEAWALL ST
CAMBIE ST
MAINLAND ST
HOMER ST
SMITHE ST
RICHARDS ST
SEYMOUR ST
NELSON ST
GRANVILLE ST
HELMCKEN ST
DAVIE ST
DRAKE ST
MARINASIDE CRESCENT
BEACH CRESCENT
PACIFIC ST
BEACH AVE
Granville Bridge


KEY:
MAX. Bld. Height above grade in Meters
50
40
View Cones preserved through ODP area (Interpolate between height contours on False Creek North ODP site)
NOTE :
Height to be below adjacent bridge deck except for minor Architectural appurtenances.
NOTE :
For illustrative purpose only.
Please refer to the City's View Protection Guidelines for details.
NORTH
50 100 200 300 400 500
FALSE CREEK
Granville Bridge
Burrard Bridge
Cambie Bridge
Quebec St
Main St
Ontario St
Columbia St
Carrall St
Hamilton St
Seymour St
Richards St
Howe St
Granville St
Pacific Boulevard
Beach Ave
Davie St
Drake St
Nelson St
Helmcken St
Robson St
Smithe St
Nelson St
Georgia St
Dunsmuir St
Hastings St
Pender St
Cordova St
Powell St
Alexander St
Prior St
Union St
Keefer St
Expo Blvd
Science World
Concord Pacific Place
Plaza of Nations
Stanley Park
Canada Place
Roundhouse
Yaletown
Granville Island
Vancouver Convention Centre
Rogers Arena
BC Place Stadium
Chinatown
Gastown
Downtown
Yaletown
Fairview
Mount Pleasant
Kitsilano
West End
Coal Harbour
Stanley Park
Granville Island
False Creek
Burrard Inlet
Pacific Ocean
70
60
110
80
50
100
90
30
35
40
45
Figure #10a
Views
November 2012


KEY:
Street end or close in views preserved
Closed Vistas between landmark focal points
NORTH
50 100 200 300 400 500
FALSE CREEK
Figure #10b
Views
September 2008

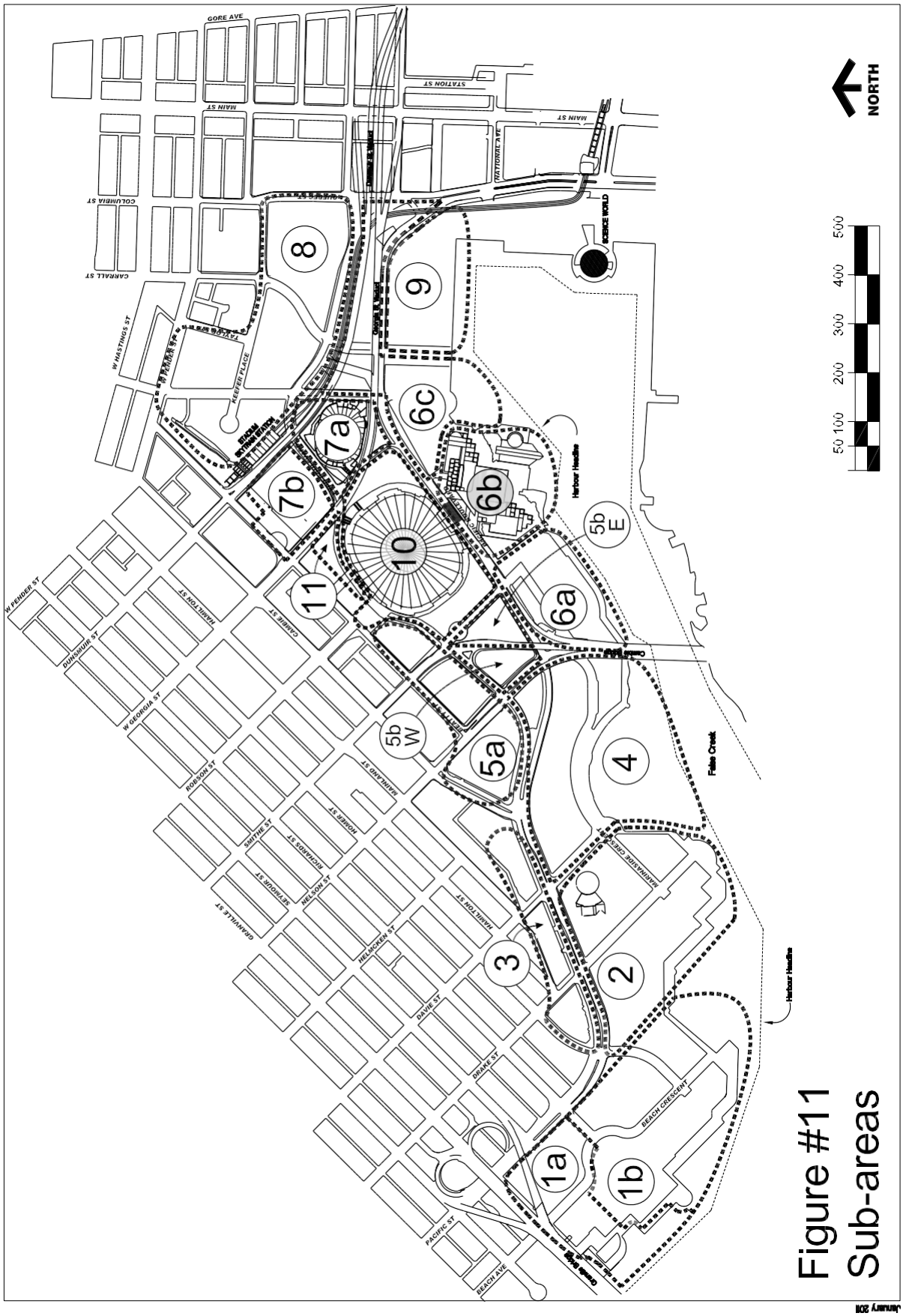


Figure #11
Sub-areas

City of Vancouver
Official Development Plans
29
False Creek North
December 2025

Figure 12a L


Seymour St.
Richards St.
Homer St.
Howe St.
Hornby St.
Robson St.
Mainland St.
Smithe St.
Cambie St.
Nelson St.
Beatty St.
Helmcken St.
Davie St.
Drake St.
Pacific Boulevard
George Wainborn Park
David Lam Park
Granville Island
Cambie Bridge
Figure #12a
Illustrative Plan
April 2014

Figure 12a R

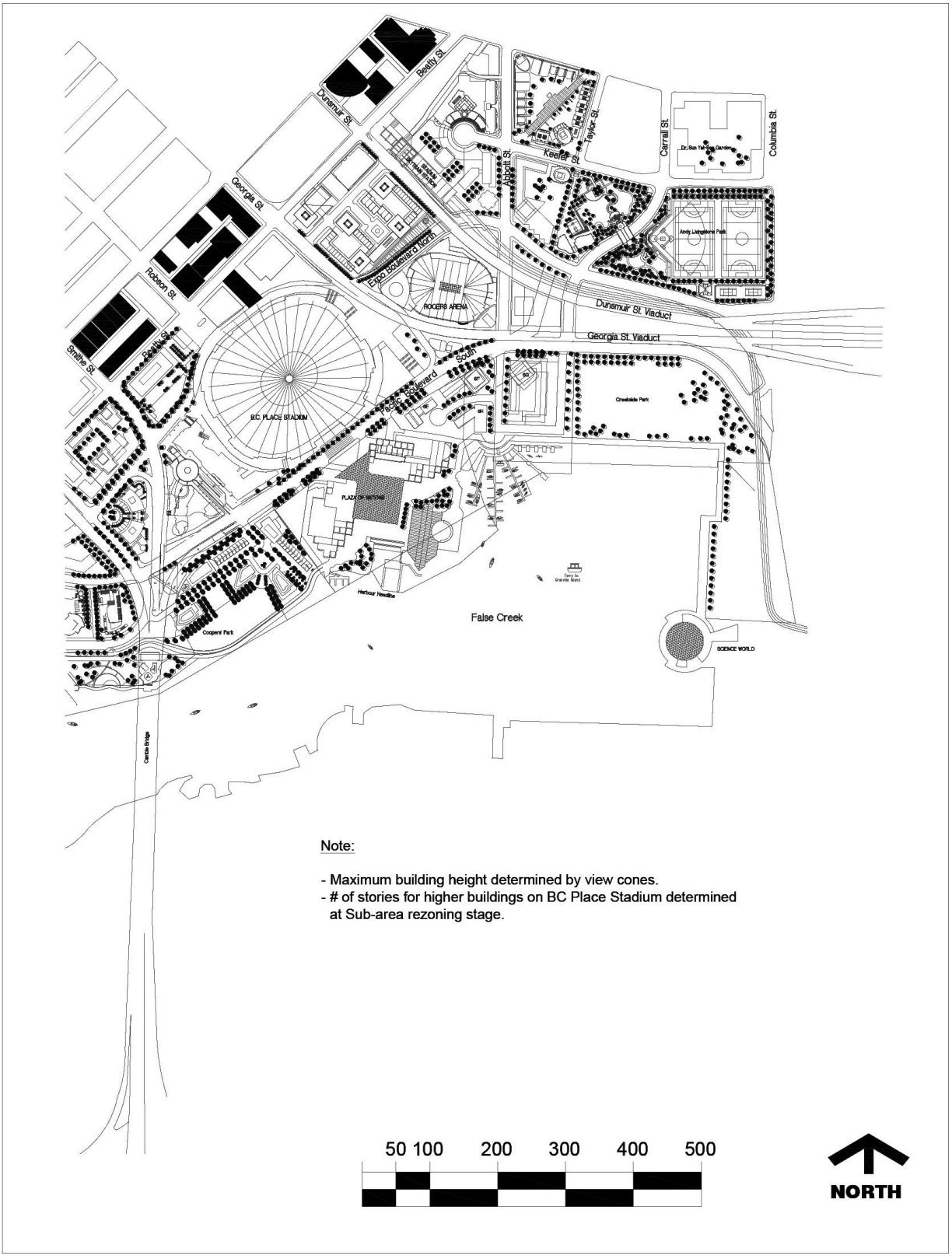
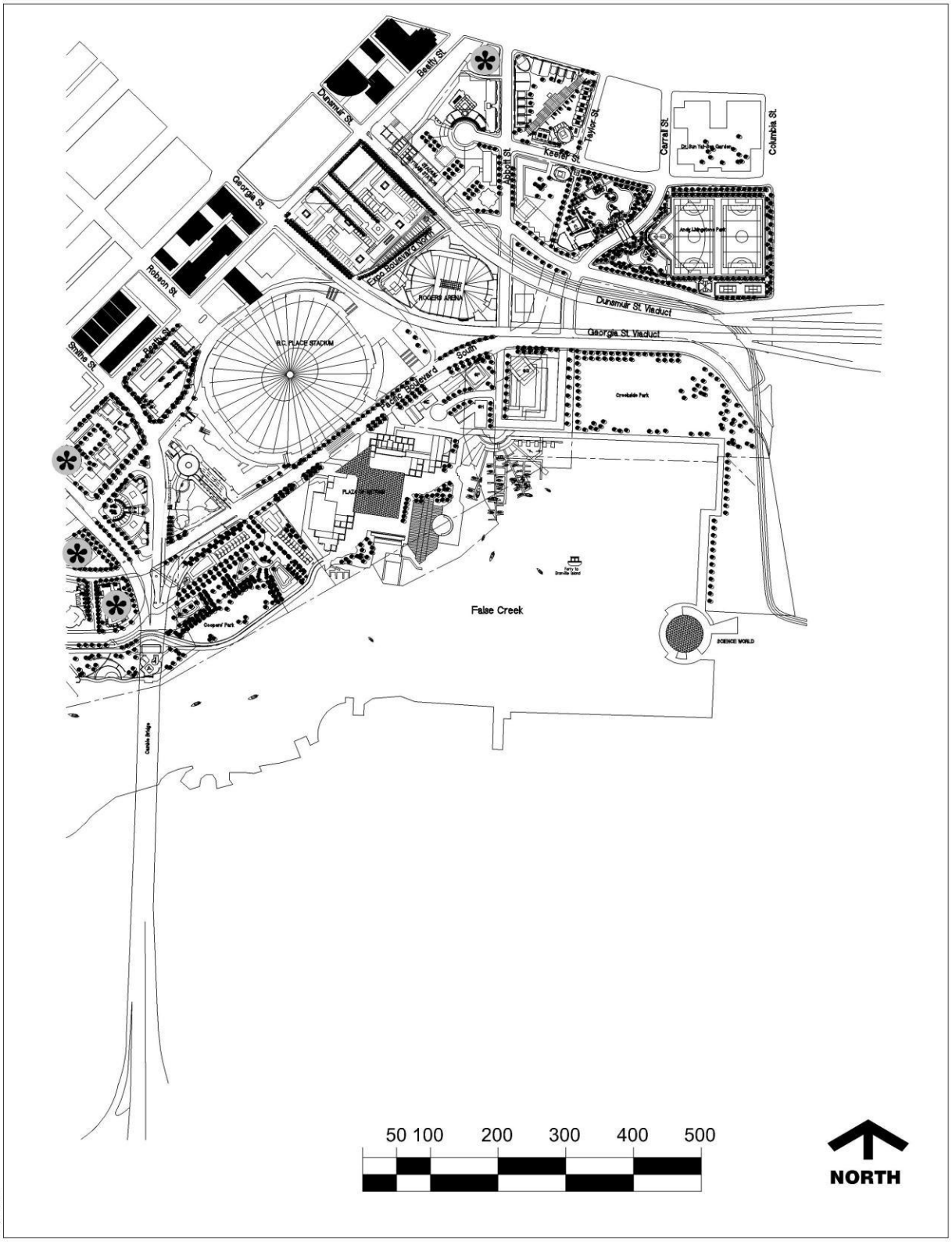

Beatty St.
Dunsmuir St.
Georgia St.
Robson St.
Smithe St.
Beatty St.
Taylor St.
Keefer St.
Abbott St.
Carrall St.
Columbia St.
Dr. Sun Yat-Sen Garden
Andy Livingstone Park
Expo Boulevard North
ROGERS ARENA
Dunsmuir St. Viaduct
Georgia St. Viaduct
Pacific Boulevard South
B.C. PLACE STADIUM
Creekside Park
PLAZA OF NATIONS
Harbour Headline
False Creek
Coopers Park
SCIENCE WORLD
Cambie Bridge
Note:
- Maximum building height determined by view cones.
- # of stories for higher buildings on BC Place Stadium determined at Sub-area rezoning stage.
50 100 200 300 400 500
NORTH
April 2014



Figure #12b
Social Housing Sites

May 2023


Beatty St.
Dunsmuir St.
Georgia St.
Robson St.
Smithe St.
Beatty St.
Expo Boulevard North
Abbott St.
Keefer St.
Taylor St.
Carrall St.
Columbia St.
ROGERS ARENA
B.C. PLACE STADIUM
Dunsmuir St. Viaduct
Georgia St. Viaduct
Pacific Boulevard South
Creekside Park
False Creek
SCIENCE WORLD
Cooperd Park
50 100 200 300 400 500
NORTH

May 2023

Figure 12c L

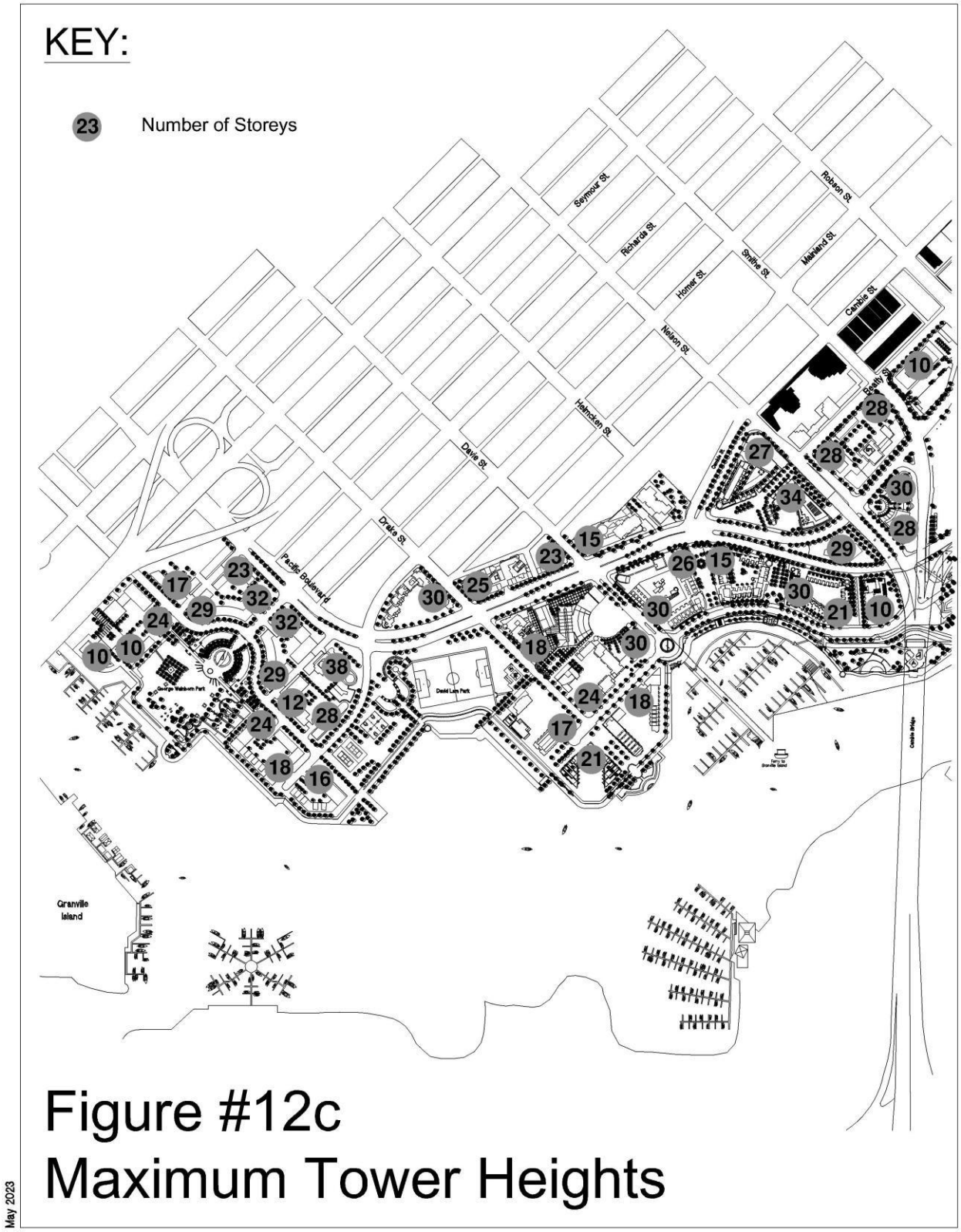
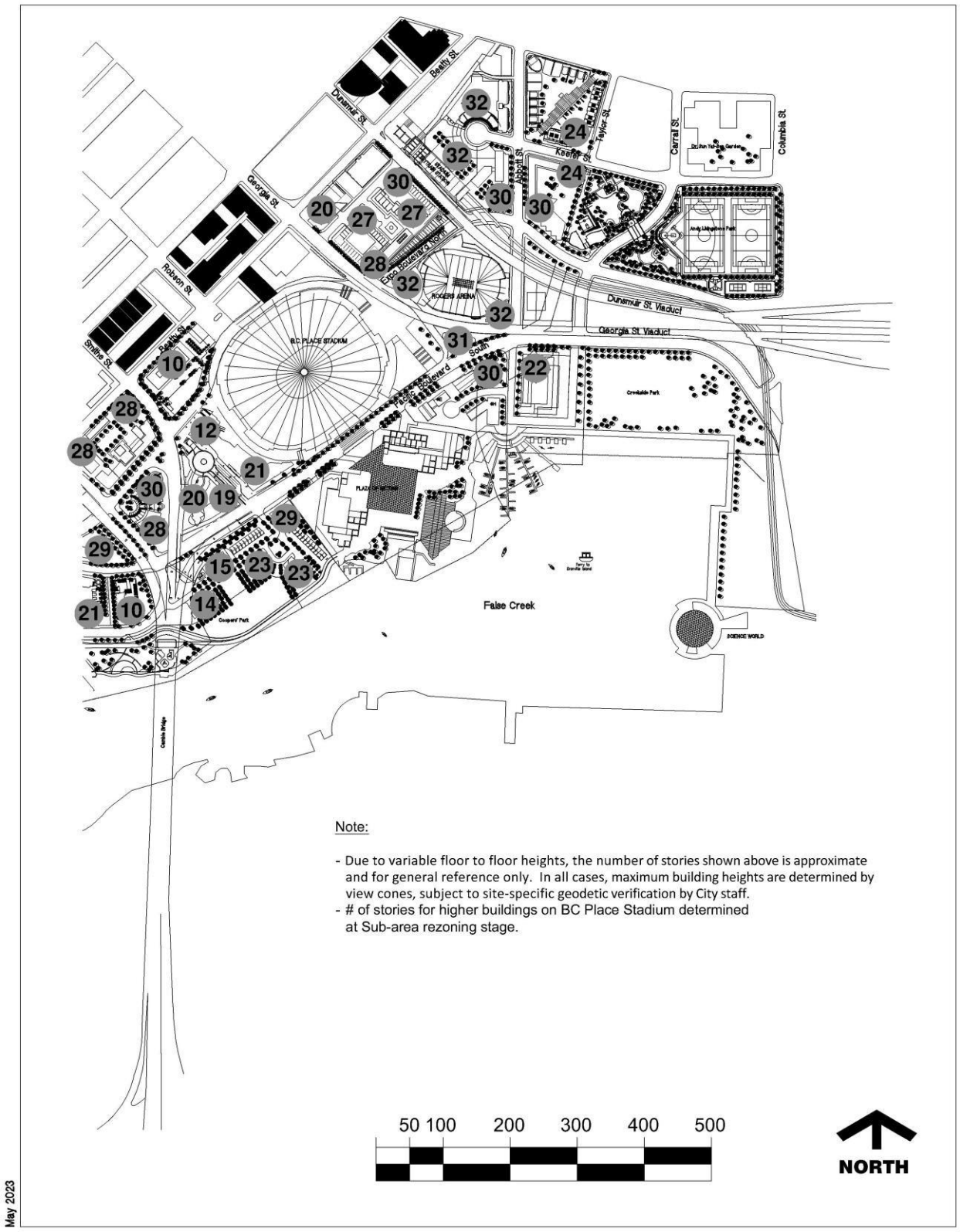

KEY:
23 Number of Storeys
Seymour St.
Richards St.
Homer St.
Howe St.
Nelson St.
Helmcken St.
Davie St.
Drake St.
Pacific Boulevard
Smithe St.
Melville St.
Robson St.
Cambie St.
Beatty St.
Granville Island
George Wainborn Park
David Lam Park
Cambie Bridge
Figure #12c
Maximum Tower Heights
May 2023

Figure 12c R


Beatty St.
Dunsmuir St.
Georgia St.
Robson St.
Smithe St.
Keefer St.
Abbott St.
Taylor St.
Carrall St.
Columbia St.
Dr. Sun Yat-Sen Garden
Andy Livingstone Park
Expo Boulevard North
ROGERS ARENA
B.C. PLACE STADIUM
Dunsmuir St. Viaduct
Georgia St. Viaduct
Pacific Boulevard South
Creekside Park
PLAZA OF NATIONS
False Creek
SCIENCE WORLD
Cooper's Park
Cambie Bridge
Note:
- Due to variable floor to floor heights, the number of stories shown above is approximate and for general reference only. In all cases, maximum building heights are determined by view cones, subject to site-specific geodetic verification by City staff.
- # of stories for higher buildings on BC Place Stadium determined at Sub-area rezoning stage.
50 100 200 300 400 500
NORTH
May 2023