

(BCPED) B.C. Place/Expo District

By-Law No. 5744

A By-law to Amend By-law No. 3575, being the Zoning and Development By-law.

(Amended 1986 10 28 -- No. 6054)

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting assembled, enacts as follows:

1. The “Zoning and District Plan” annexed to By-law No. 3575 as Schedule D is hereby amended according to the plan marginally numbered Z-290A and attached to this By-law as Schedule A, and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule A of this By-law, and Schedule A of this By-law is hereby incorporated as an integral part of Schedule D of By-law No. 3575.

2.1 The area shown outlined in black on the said plan is rezoned to a Comprehensive Development District to be known and described as “B.C. Place/Expo District (BCPED)”, and the only uses permitted within the said area and the only uses for which development permits may be issued are:

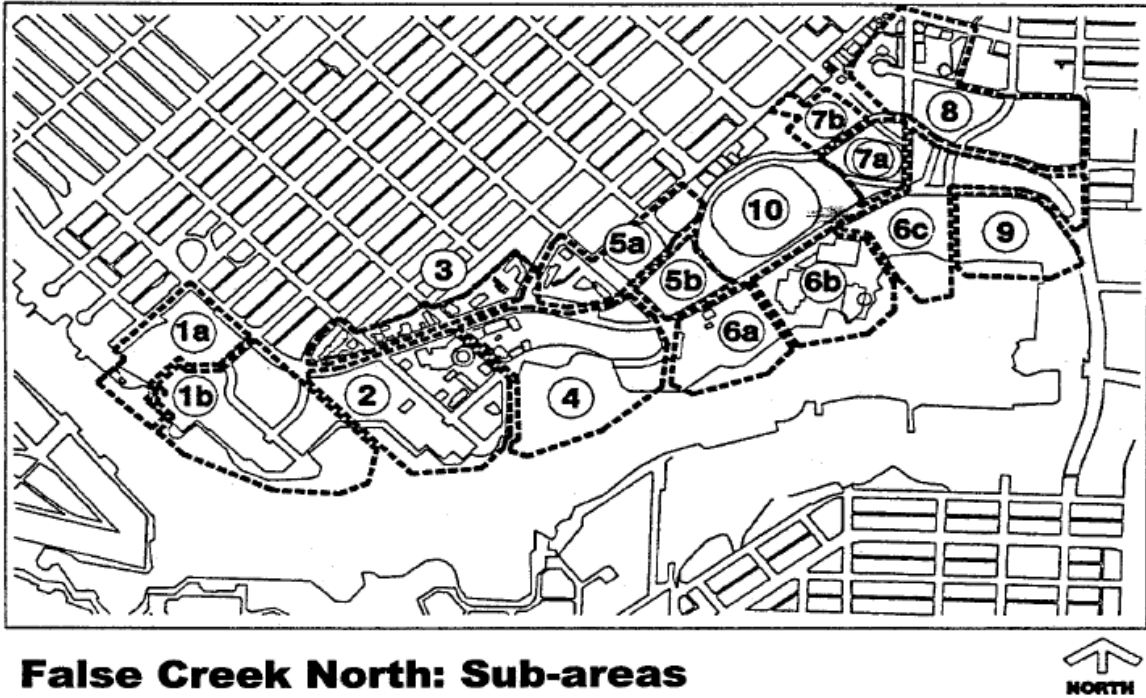
- (a) residential uses;
- (b) institutional uses;
- (c) industrial uses;
- (d) marinas;
- (e) commercial uses;
- (f) commercial-recreational uses;
- (g) parks and open spaces;
- (h) cultural and recreational uses, limited to arts and culture indoor event, museum or archives, park or playground and stadium or arena;
- (i) Urban Farm - Class B, subject to the provisions of section 11.30 of the Zoning and Development By-law;

and customarily ancillary uses thereto, subject to the form of development being in conformity with such conditions and regulations as may be prescribed by any Official Development Plan, By-law or applicable policies and guidelines adopted by Council, and such other conditions not inconsistent therewith which the Development Permit Board in its discretion may prescribe.

2.2 Despite Section 2.1, uses will be further limited in several of the sub-areas shown in Figure 1, as follows:

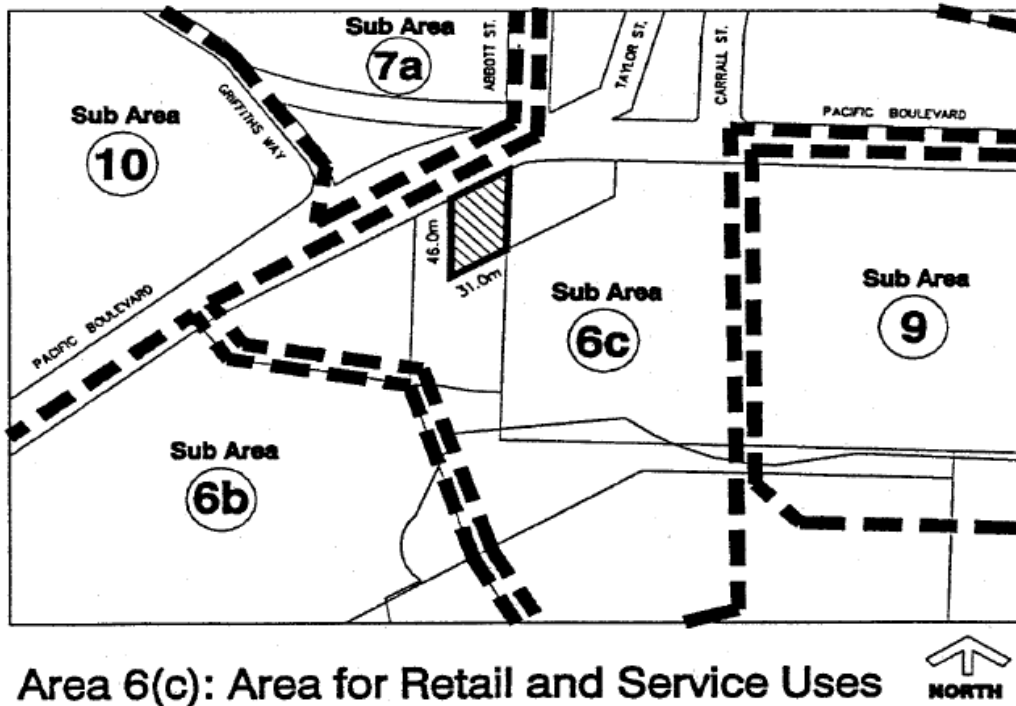
- (a) sub-area 6(a) will be limited to residential, recreational, park and open spaces uses and customarily ancillary uses;
- (b) in sub-area 6(c) retail and service uses to a maximum of 1 400 m<sup>2</sup> (15,070 sq. ft.) will be permitted within an area shown hatched in Figure 2 described, for greater particularity, as an area extending 46.0 m (151 ft.) along the west side of Abbott Street immediately south of Pacific Boulevard, to a depth of 31.0 m (102 ft.), and all of sub-area 6(c) will be limited to residential and recreational uses and customarily ancillary uses;
- (c) sub-area 9 will be limited to park and recreational uses and customarily ancillary uses.

Figure 1 - False Creek North Sub-areas:



**False Creek North: Sub-areas**

Figure 2 - Area 6(c): Retail and Service Uses



**Area 6(c): Area for Retail and Service Uses**

3. Any person wishing to carry out any development in the said district shall submit such plans and specifications as may be required by the Director of Planning together with a development permit application.
4. No development permit shall be issued for any development unless such permit shall have received the approval of the Development Permit Board.
5. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 21st day of February, 1984.

(signed) Michael Harcourt, Mayor  
(signed) R. Henry, City Clerk

**See also False Creek North Official Development Plan and Southeast Granville Slopes Official Development Plan**

