

(FCCDD) False Creek Comprehensive Development District

By-Law No. 4783

Being a Zoning Amendment By-law

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

1. The plan attached to and forming an integral part of By-law No. 3575 and designated as the “Zoning District Plan” and marked Schedule “D” to said By-law is hereby amended according to the plan marginally numbered Z-162A annexed to this By-law and marked as Schedule “D” hereto and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule “D” of the said By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule “D” annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly and the said Schedule “D” attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule “D” to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.
2. The area shown outlined in black on the said plan is rezoned a Comprehensive Development District to be known and described as “False Creek Comprehensive Development District (FCCDD)”, 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) arts and culture indoor event;
 - (i) Urban Farm-Class A;

and customary and 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, and such other conditions and regulations not inconsistent therewith which the Development Permit Board in its discretion may prescribe.

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. In considering any application for a development permit, the Development Permit Board shall have regard to any specific area development plans that may from time to time be adopted by Council after a public hearing thereon.

6. This By-law shall come into force and take effect on and after the date of the passing hereof.

DONE AND PASSED in open Council this 9th day of July, 1974.

(Sgd) Arthur Phillips, Mayor
(Sgd) Douglas H. Little, City Clerk

See also False Creek Official Development Plan

By-law No. 4924

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

- 1. The plan attached to and forming an integral part of By-law No. 3575 and designated as the “Zoning District Plan” and marked as Schedule “D” to the said By-law as the same was amended by By-law No. 4783 and the plan marginally numbered Z-162A annexed to the said By-law No. 4783 are hereby amended in the manner following:
 - (a) the area shown outlined in black on the said plan Z-162A and marked “1” is hereby enlarged by adding thereto the area shown outlined in black and marked “1” on the plan marginally numbered Z-173D annexed to this By-law and forming part hereof; and
 - (b) the area shown outlined in black on the said plan Z-162A and marked “2” is hereby enlarged by adding thereto the area shown outlined in black and marked “2” on the plan marginally numbered Z-173D annexed to this By-law and forming part hereof;

and the various boundaries shown upon the plan hereto annexed respectively are an amendment of the boundaries shown upon the aforesaid plan Z-162A and Schedule “D” of By-law No. 3575 as amended by By-law No. 4783 and are in substitution for the respective districts designated and marked on the said Schedule “D” of By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule “D” annexed to the said By-law No.3575 shall be deemed to be and is hereby declared to be amended accordingly, and the said plan Z-173D attached to this By-law is hereby declared to be and shall form an integral part of plan Z-162 attached to and incorporated in By-law No. 4783 and Schedule “D” of By-law No. 3575 (as amended by By-law No. 4783) as if originally incorporated therein and shall be interpreted accordingly.

- 2. This By-law shall come into force and take effect on and after the date of the passing hereof.

DONE AND PASSED in open Council this 16th day of December, 1975.

(Sgd) Arthur Phillips, Mayor
(Sgd) Douglas H. Little, City Clerk