



# City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

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## **REFERENCE DOCUMENT FOR GRANVILLE ISLAND FALSE CREEK - AREA 9**

*Adopted by City Council on April 18, 1978  
Amended March 23, 1999, and December 16, 1999*



NOTE: On April 18, 1978 Vancouver City Council approved:

*“That the draft Reference Document for Granville Island, False Creek Area 9, as amended April 1978, be approved for use by persons involved in the preparation of plans and proposals for the redevelopment of the Island, including the Development Permit Board.”*

City Planning Department

August, 1980

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## **1 Intent**

- 1.1 This plan, described as a Reference Document, contains policies, objectives, and other information to guide persons contemplating change, alterations to existing developments, and new developments on Granville Island. It will also be used by the Development Permit Board and Advisory Panel in their consideration of development permit applications.
- 1.2 This Reference Document will be used in association with the policies, requirements, and guidelines of the (F.C.C.D.D.) False Creek Official Development Plan By-Law (#4812) with which it is generally compatible.
- 1.3 All development shall be in conformity with both the Reference Document and the (F.C.C.D.D.) By-Law (#4812).
- 1.4 Central Mortgage and Housing Corporation (C.M.H.C.) agrees to abide by the intent described in this Reference Document.
- 1.5 A significant degree of flexibility is given to those persons preparing plans and proposals and to the Development Permit Board and Advisory Panel in the interpretation of the policies, objectives and other information set out in this Reference Document.
- 1.6 This Reference Document may be amended by City Council who shall first consult with C.M.H.C.

## **2 Objectives**

- 2.1 To encourage variety in the land uses and the activities on Granville Island.
- 2.2 To create and maintain, an environment that will be attractive and will be accessible to people of all ages and incomes.
- 2.3 To emphasize, in the activities, the buildings, and the spaces, the maritime experience of False Creek.
- 2.4 To provide public access to the water's edge around Granville Island, except in those cases of existing buildings which extend partly or wholly over the tidal water area.
- 2.5 To recycle the existing buildings wherever feasible, to retain the industrial character, and to ensure that infill or new developments are compatible with the character intended for Granville Island.
- 2.6 To emphasize the pedestrian environment throughout Granville Island.
- 2.7 To limit retail uses to those areas approved for retail use except that additional retail use may be permitted as follows:
  - (a) To limit retailing in the areas approved for 'Arts and Crafts' uses such that in the case of each tenant, the creation and production of goods shall predominate and retail sales shall be subordinate. Further, sales shall be confined to goods that are produced on the premises or in the case of a craft guild or similar organization to goods produced by the members.
  - (b) To limit retailing in the areas approved for 'Maritime' uses such that the production of goods and services shall predominate as to floor space and retailing shall be subordinate and shall be confined to goods (new and used) related to commercial and pleasure boats, for example, the sale of boats, sails, spars, engines, parts, fittings, fuel and supplies.
  - (c) Retailing in the areas approved for 'Market' uses shall emphasize stalls rather than fixed stores.

### 3 The Location

Figure 1.

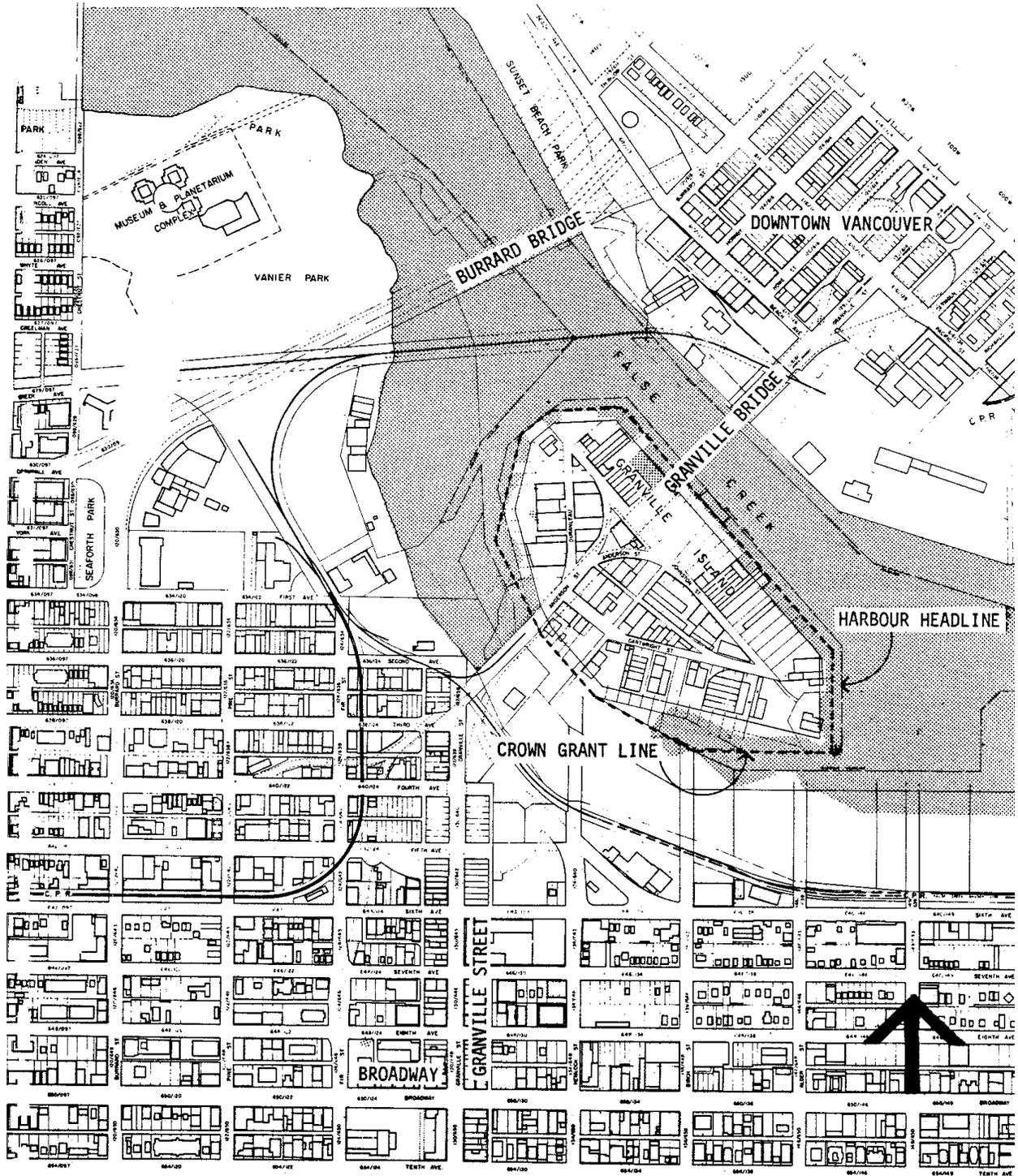
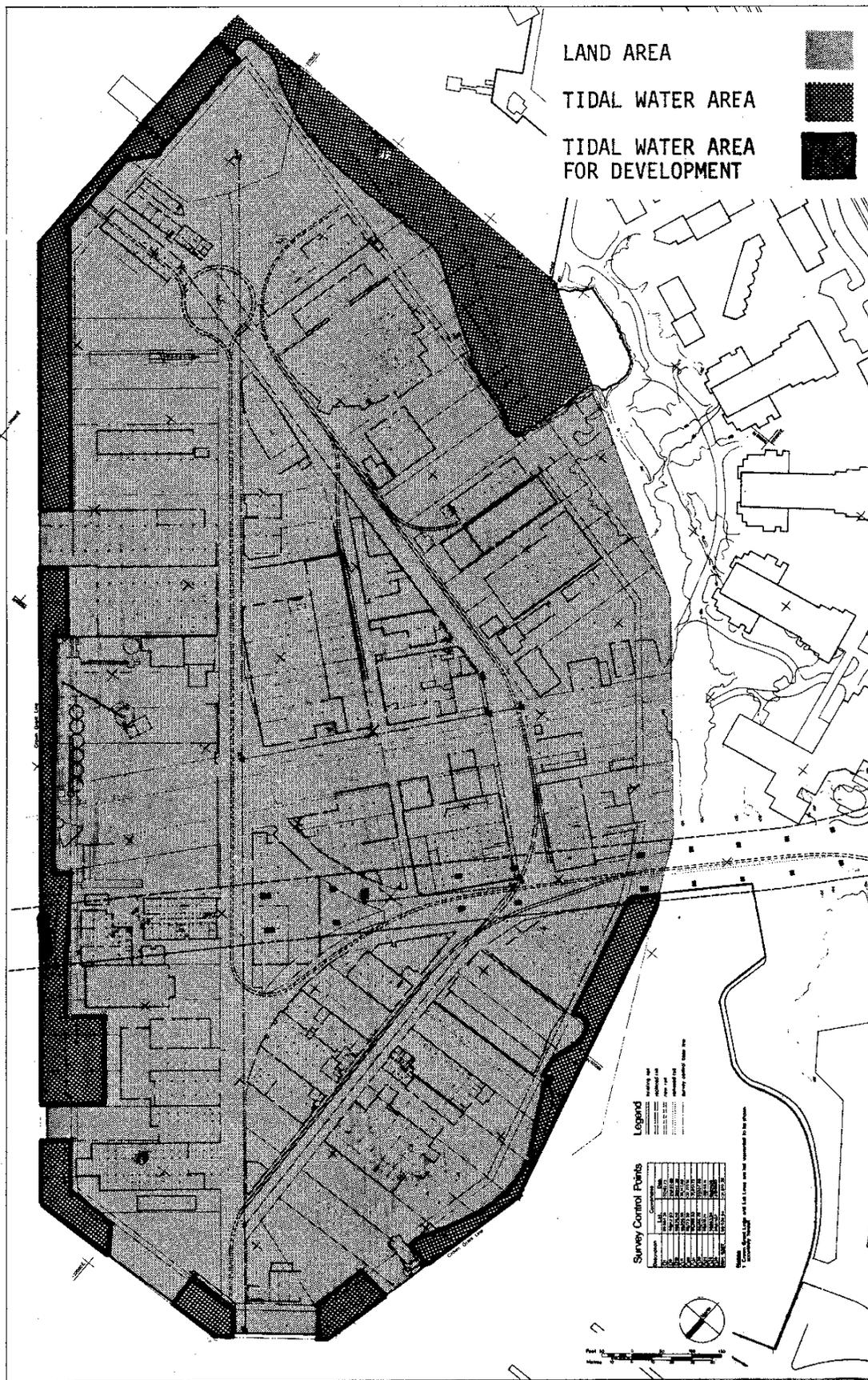


Figure 2. The Site



## 4 The Site

The following represents the amounts of built and open areas to be achieved in the implementation of this plan.

### 4.1 Overall Areas

(a) Land area - including permanent wharves	37.6 acres
(b) Tidal water area	<u>5.3 acres</u>
(c) Area within Crown Grant	<u>42.9 acres</u>

### 4.2 Built and Open Areas on Tidal Water

(a) Maximum coverage of water area	1.5 acres
(b) Open water area	<u>3.8 acres</u>
	<u>5.3 acres</u>

### 4.3 Built and Open Areas on Land

(a) Maximum building coverage	12.0 acres
(b) Open areas as follows:	
(i) Roads	3.1 acres
(ii) Parking Areas	3.5 acres
(iii) Non-tidal Ponds	.5 acres
(iv) Public Open Space	15.0 acres
(v) Covered Outdoor Public Space	.3 acres
(vi) Storage, Industrial and other Open Areas	<u>3.2 acres</u>
	25.6 acres
	<u>25.6 acres</u>
	<u>37.6 acres</u>

4.4 The overall Areas are approximate and are within a 20% ( $\pm 10\%$ ) margin of error. The Built and Open Areas may be varied by 20% ( $\pm 10\%$ ) in the allocation between the above descriptions, except for the Public Open Space which shall be not less than 15 acres.

## 5 Land Use

5.1 The following represents the amount of land uses that can be achieved in the implementation of the plan.

(a) Industrial	130,000 sq. ft.
(b) Arts and Crafts	125,000 sq. ft.
(c) Institutional	189,000 sq. ft.
(d) Maritime	92,000 sq. ft.
(e) Community and Recreation	60,000 sq. ft.
(f) Market	50,000 sq. ft.
(g) Performing Arts	50,000 sq. ft.
(h) Restaurants and Entertainment	50,000 sq. ft.
(i) Retail	35,000 sq. ft.
(j) Office	52,000 sq. ft.
(k) Residential	25,000 sq. ft.
(l) Hotel	<u>47,363 sq. ft.</u>
Total Built Area	<u>905,363 sq. ft.</u>

5.2 To preserve flexibility and to allow for on-going change as the redevelopment is implemented, there shall be a latitude of 20% ( $\pm 10\%$ ) in the allocation of the various uses within the total built area.

5.3 Uses permitted on the tidal water shall be compatible with the plan.

## **6 Building Height**

- 6.1 Buildings shall generally be not more than 55 feet in height.
- 6.2 Building heights shall be measured from E.L. 100. It is noted that the top of the seawall varies slightly in elevation but is approximately E.L. 100 and may be used for measurement purposes.
- 6.3 Additional and alternative to an existing building shall be compatible with the height and form of the existing building.
- 6.4 Variations to these height limits may be permitted under special circumstances. Consideration shall be given to the impact of such variations on their immediate surroundings and the intended character for the Island.

## **7 Public Open Space**

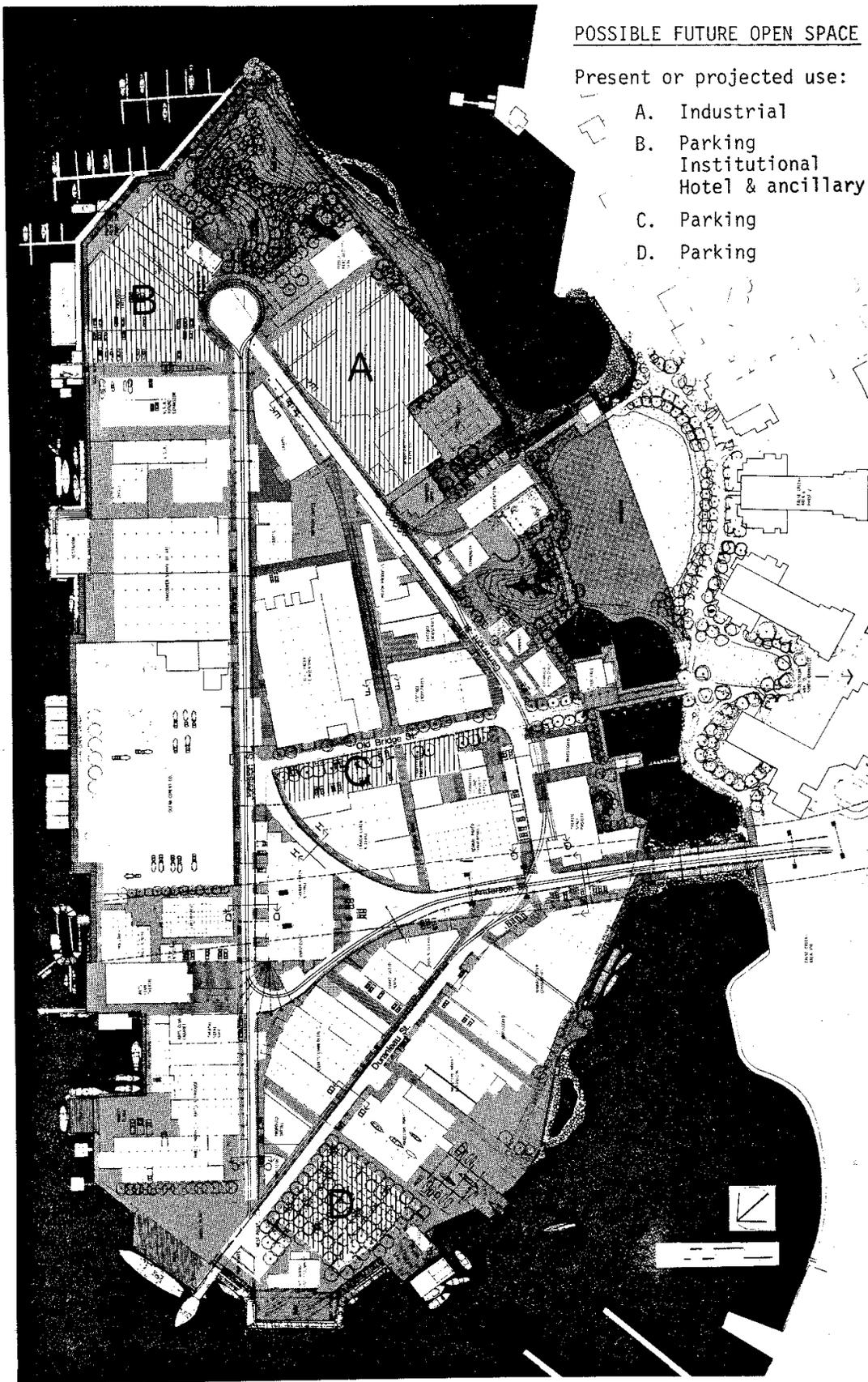
- 7.1 The total amount of Public Open Space to be provided shall not be less than 15 acres as illustrated in Fig. 3. Public Open Space shall be space, usually at grade, that is freely accessible to the general public at all times and open to the elements. It shall be and shall appear to be in the Public Domain.

Public Open Space shall not include areas normally used for the storage of goods, parking and for the circulation of vehicles.

Space essential to the normal functioning of a building or commercial or industrial use shall not be considered as Public Open Space.

- 7.2 Possible Future Public Open Space shall be space that may not be retained indefinitely in its present or presently proposed use (see Fig. 3) and when such use or presently proposed use is discontinued then alternative uses including use for open space shall be determined by the City in consultation with C.M.H.C.
- 7.3 Public Open Space shall be linked to provide an attractive and continuous environment for pedestrians and bicyclists. Pedestrian and bicycle connections shall be provided to the other areas in False Creek.
- 7.4 The Public Open Space shall be developed and maintained by the C.M.H.C.
- 7.5 In the event that the area presently occupied by the Morrison Steel and Wire Company ceases to be used primarily for the manufacture of nails or related products then the future alternative uses including use for open space shall be determined by the City in consultation with C.M.H.C.

Figure 3. Public Open Space



## **8 Circulation and Parking**

- 8.1** All vehicular access to Granville Island (other than emergency or special circumstances) shall be on Anderson Street. This access route will not be less than thirty feet (30' 0") in width. All other driving surfaces on Johnston, Cartwright, Duranleau, Anderson and Old Bridge Streets will be at least twenty feet (20' 0") in width. All fire access lanes will be twelve feet (12' 0") minimum width.
- 8.2** The servicing of existing buildings may be on-street.
- 8.3** Provisions shall be made, in the design of the streets, for pedestrians, bicyclists, vehicles, and on-street parking with due regard for the safety and separation of each.
- 8.4** It is intended that approximately 725 parking spaces will be provided in a dispersed pattern as illustrated in Fig. 4. Additional parking may be provided for special events.
- 8.5** Provision has been made in By-Law #5019, being the Area Development Plan By-Law for Area 6, Phase 2, for 250 parking stalls, to be developed by C.M.H.C., should the need arise. Similar provisions may be made in other adjacent or adjoining areas of False Creek.

## **9 Public Transit and Rail**

- 9.1** Public transit service may be provided on Granville Island.
- 9.2** Rail trackage on Anderson and Johnston Streets may become a part of a specialized public transit service to other parts of the City.
- 9.3** Rail trackage may be retained on Granville Island to accommodate a variety of activities.
- 9.4** Opportunities for elevator connections to Granville Street Bridge, either on or adjacent to Granville Island, for the purpose of providing connections to existing public transit services, will be considered.

Figure 4. Circulation and Parking

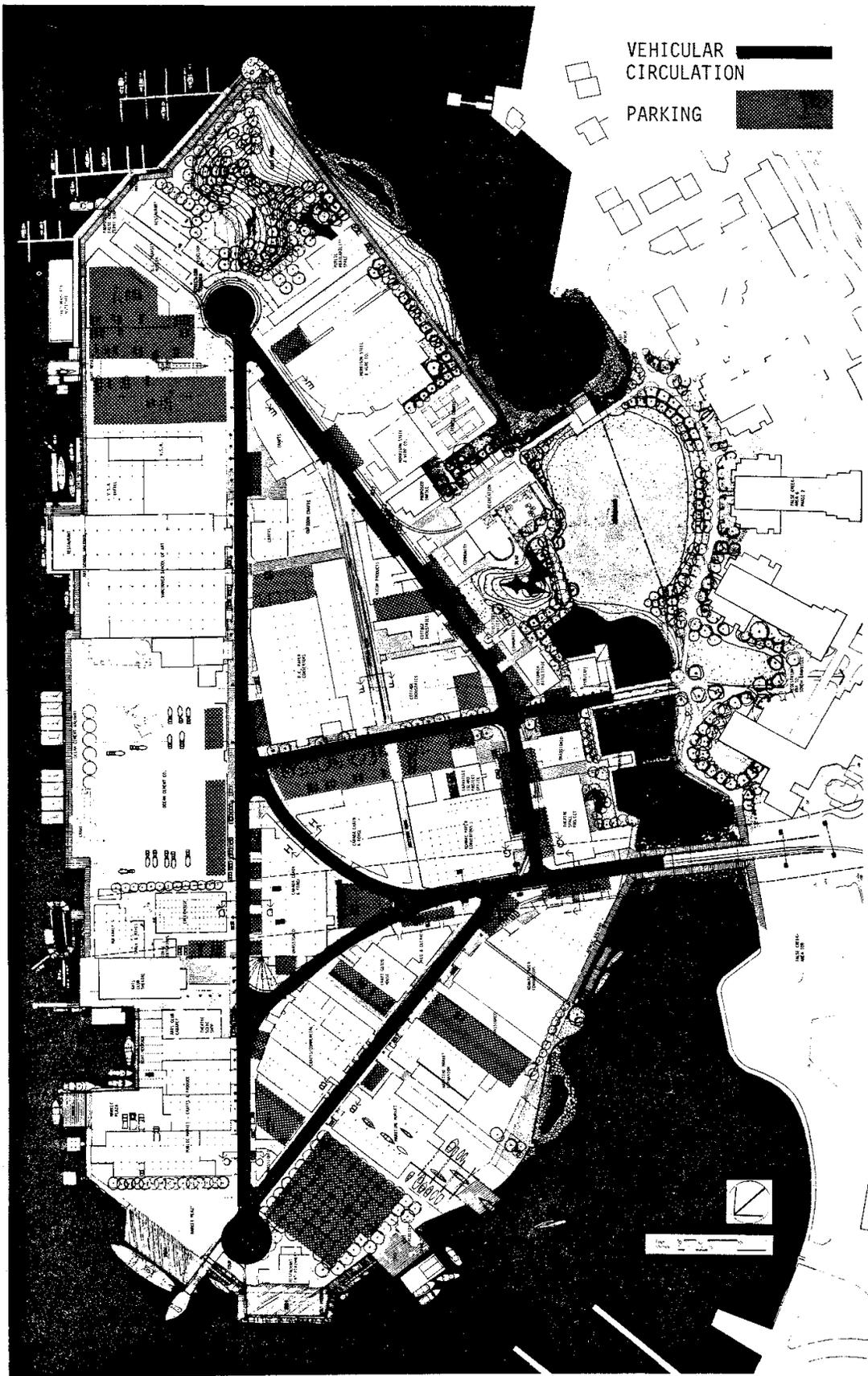
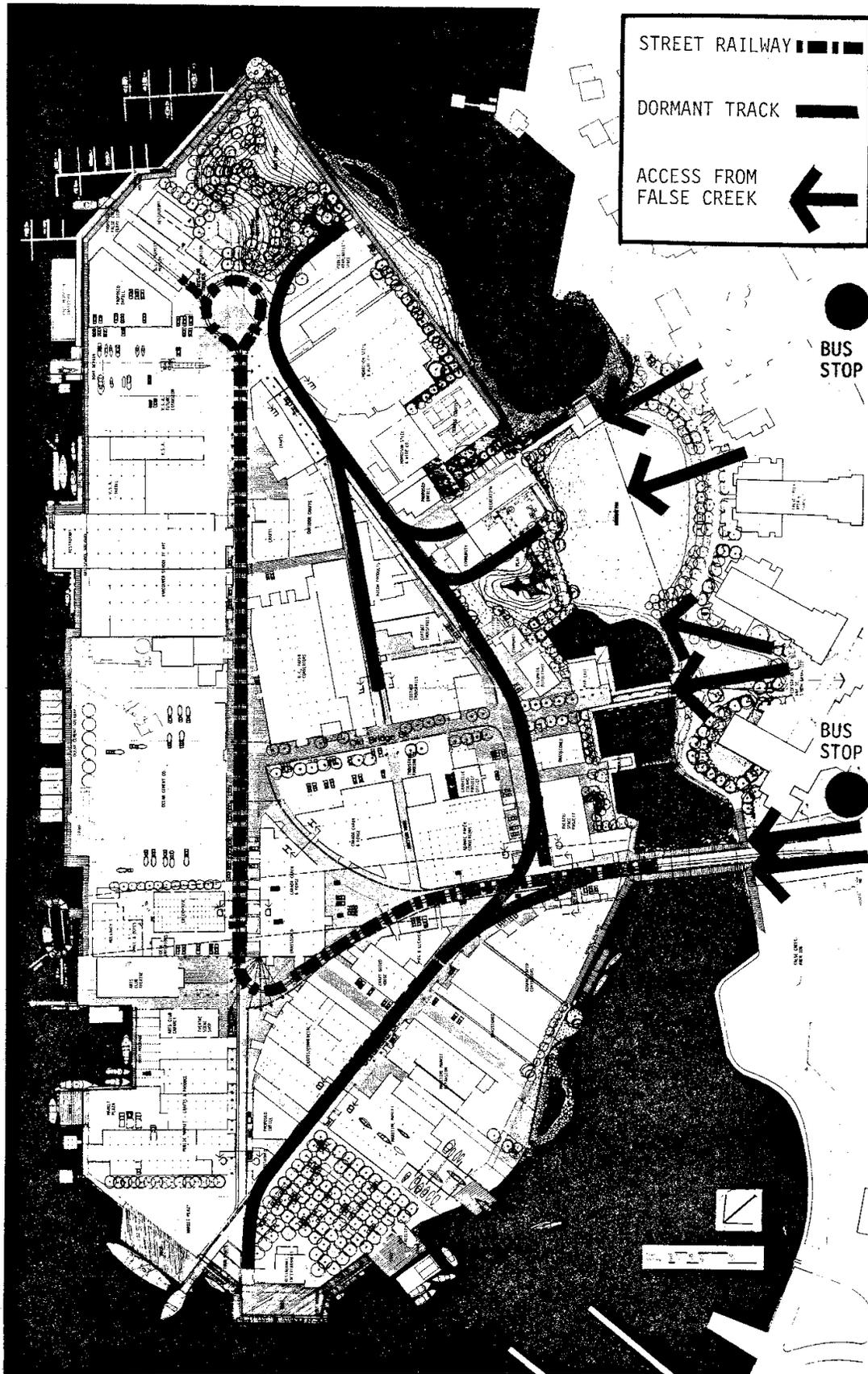
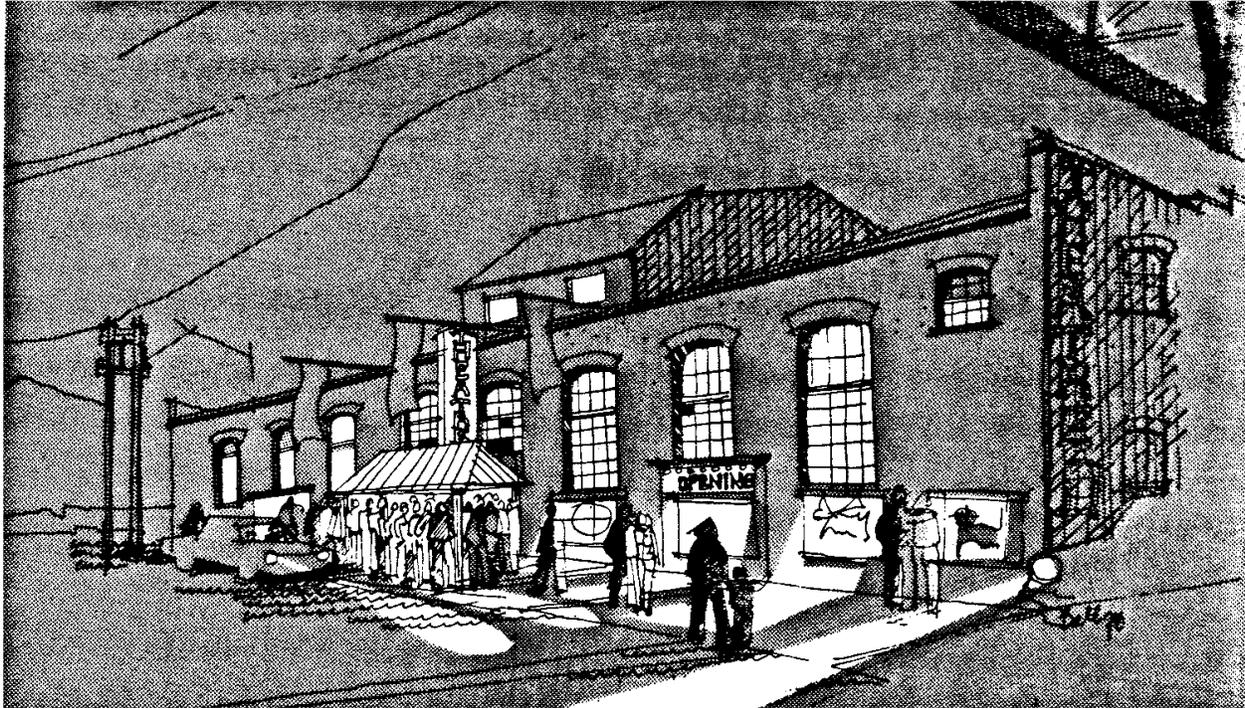
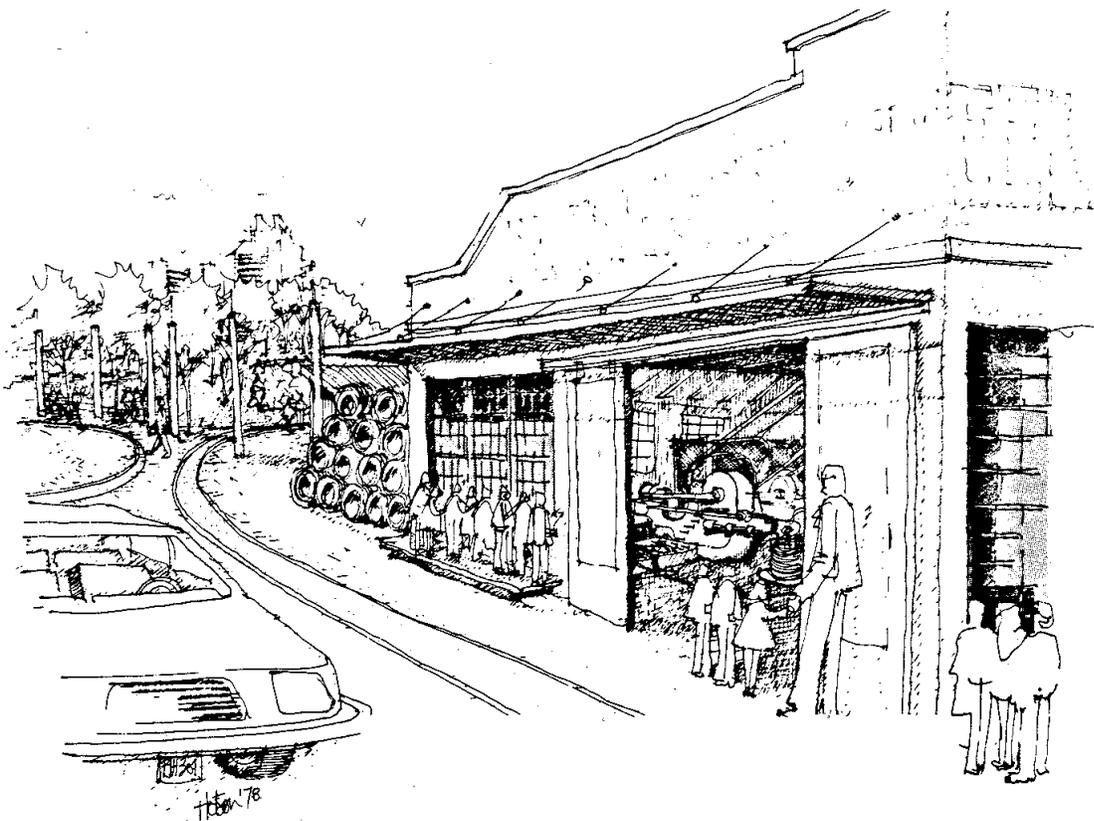


Figure 5. Public Transit and Rail





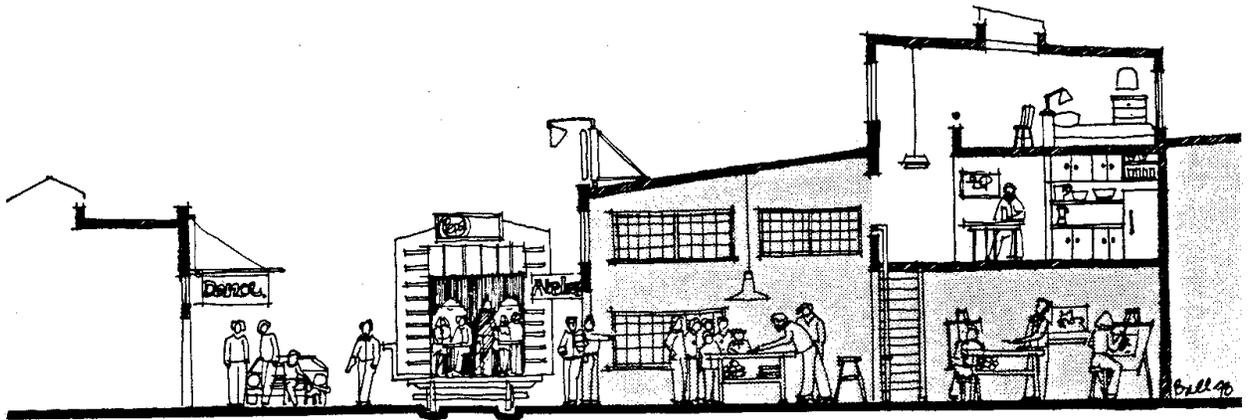
Building activities visually accessible to the public, day and night



Large, existing doorways provide viewing areas to inside activities



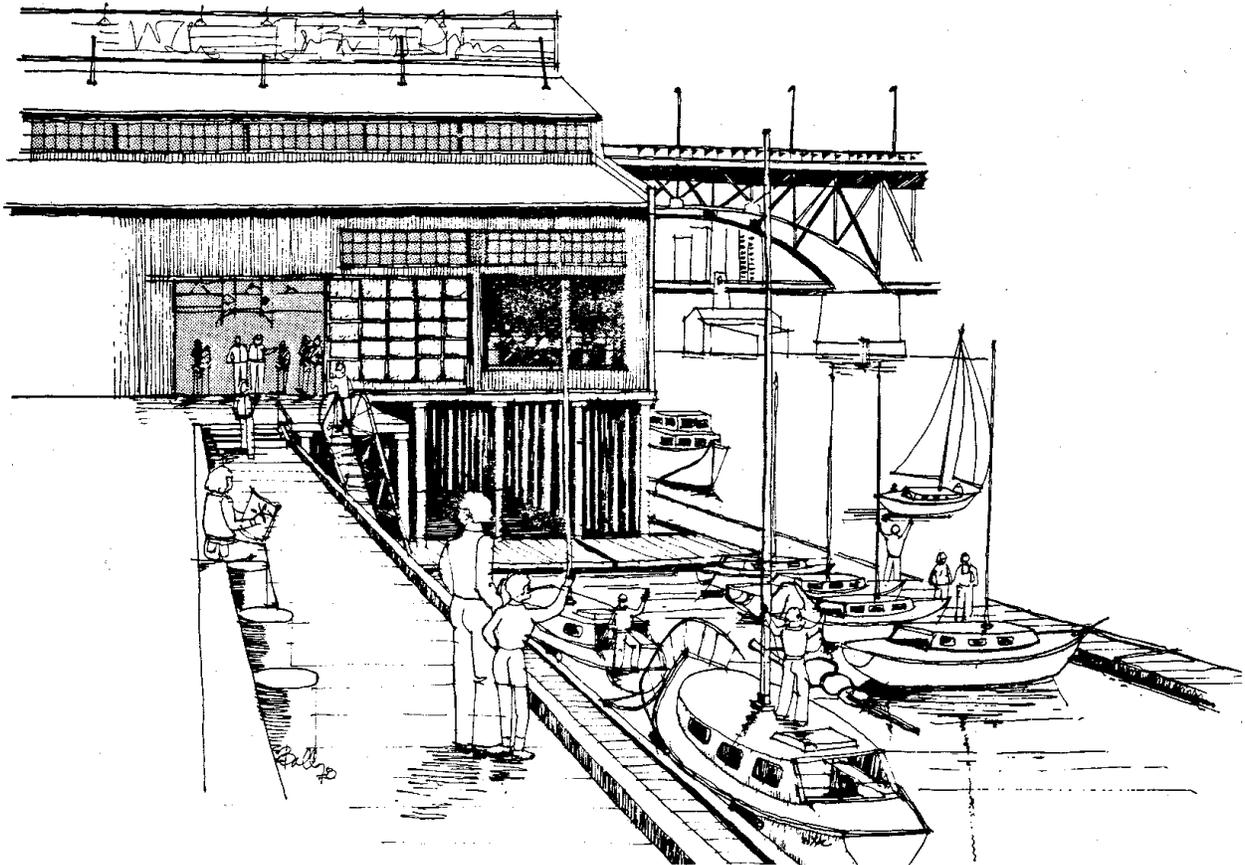
Ground floor uses suggest public interaction



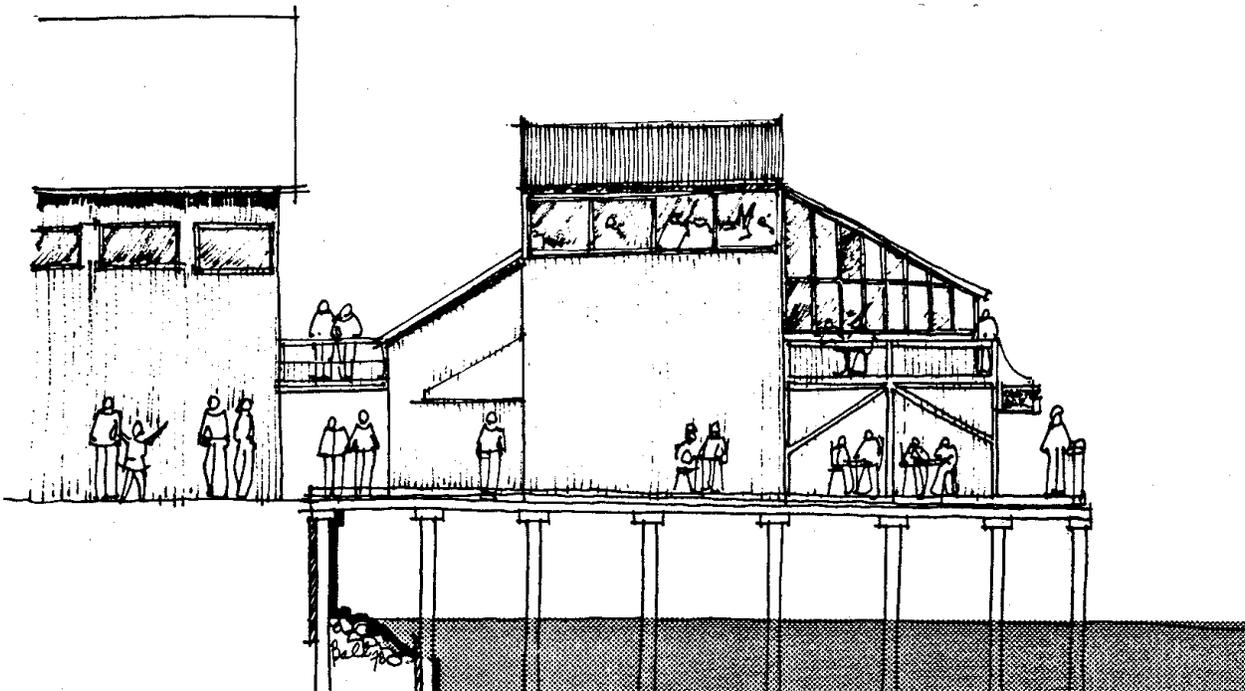
Second floor spaces are less public



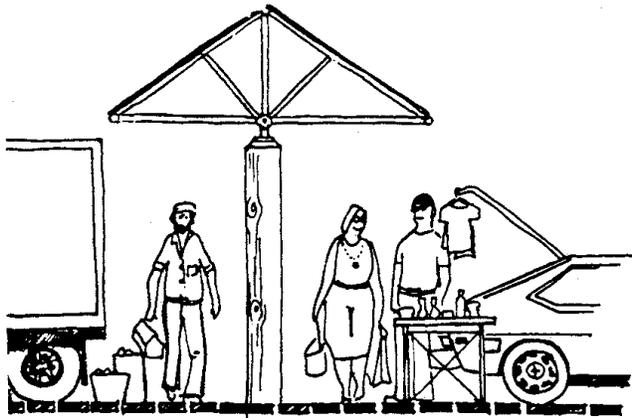
Buildings are recycled for uses that benefit from their size and shape



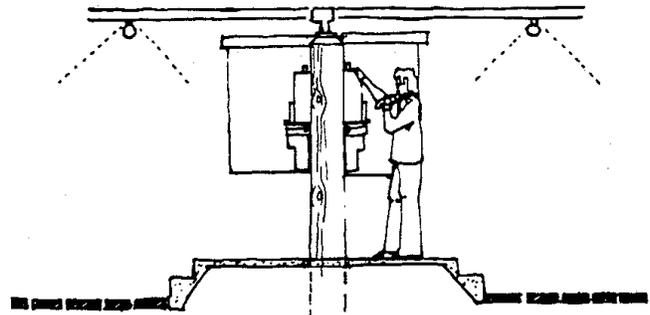
Waterfront access through existing buildings



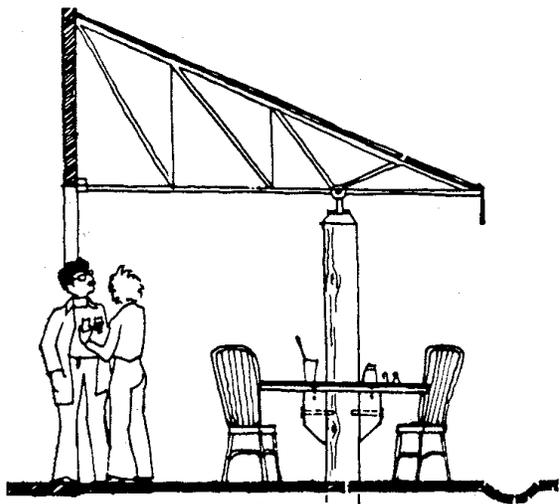
and through or beside new piled structures



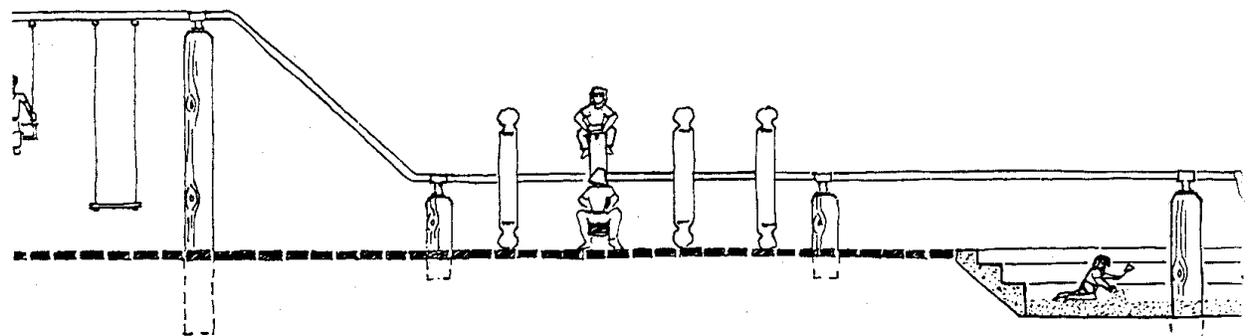
*pole as an organizational element for market/swap activities*



*pole as a support for a telephone place.*



*a shelter for a street cafe.*



*The street hardware system at various places can be used to organize children's play elements*

The basic elements of the street design are heavy timber and steel, unit concrete paving and trees, urban in character, and supporting a multiplicity of activity.



Recycled and new buildings reflect the historic qualities of Granville Island through the use of metal or stucco siding, heavy timber structures, large doors, multi-paned industrial glazing and skylights.