

# FC-1

## District Schedule

### 1 INTENT AND OVERVIEW

#### 1.1 Intent

The intent of this schedule is to permit and encourage the development of a high-density mixed commercial use neighbourhood, including some residential and compatible industrial uses. For commercial development, a variety of small-scale retail and service uses are encouraged. Larger, more regional-oriented office and retail commercial uses are limited in size for individual sites.

The retention and upgrading of existing multi-unit residential buildings and the development of new residential units on upper floors of commercial buildings are encouraged. Similarly, the development of new hotels is encouraged, provided that these do not result in the conversion of existing residential units. New residential and hotel development will occur mostly to the west of Main Street, oriented to False Creek and the waterfront park system. Special design measures, however, will be necessary to mitigate the air and noise pollution problems, particularly adjacent to some existing industries and major traffic streets.

Higher building forms will be concentrated adjacent to the Main Street and Terminal Avenue area, with a transition to medium-scaled buildings around Thornton Park and adjacent to existing development on the northerly part of Main Street.

Without limitation, applicable Council policies and guidelines for consideration include the [East False Creek FC-1 Guidelines](#).

#### 1.2 Overview

The table below provides an overview of outright and conditional approval uses in the FC-1 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

## 2 USE REGULATIONS

### 2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
<b>Cultural and Recreational Uses</b>		
Arcade	Conditional	<a href="#">2.2.1</a>
Artist Studio	Conditional	<a href="#">2.2.1</a>
Arts and Culture Indoor Event	Outright	<a href="#">2.2.1</a>
Billiard Hall	Conditional	<a href="#">2.2.1</a>
Bingo Hall	Conditional	<a href="#">2.2.1</a>
Bowling Alley	Outright	<a href="#">2.2.1</a>
Casino – Class 1	Conditional	<a href="#">2.2.1</a>
Club	Conditional	<a href="#">2.2.1</a>
Community Centre or Neighbourhood House	Outright	<a href="#">2.2.1</a>
Fitness Centre	Outright	<a href="#">2.2.1</a>
Hall	Outright	<a href="#">2.2.1</a>
Library	Outright	<a href="#">2.2.1</a>
Museum or Archives	Conditional	<a href="#">2.2.1</a>
Park or Playground	Conditional	
Rink	Outright	<a href="#">2.2.1</a>
Swimming Pool	Outright	<a href="#">2.2.1</a>

<b>Use</b>	<b>Approval</b>	<b>Use-Specific Regulations</b>
Theatre	Outright	2.2.1
Zoo or Botanical Garden	Conditional	2.2.1
<b>Dwelling Uses</b>		
Mixed-Use Residential Building	Conditional	2.2.2, 2.2.3, 2.2.4
Micro Dwelling	Conditional	2.2.2
Multiple Dwelling	Conditional	2.2.2, 2.2.5
Residential Unit associated with and forming an integral part of an Artist Studio	Conditional	2.2.2
Rooming House	Conditional	2.2.2, 2.2.5
Seniors Supportive or Assisted Housing	Conditional	2.2.2
<b>Institutional Uses</b>		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Church	Conditional	2.2.1
Community Care Facility – Class B	Conditional	2.2.1
Detoxification Centre	Conditional	2.2.1
Group Residence	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
School – Elementary or Secondary	Conditional	2.2.1
School – University or College	Outright	2.2.1
<b>Manufacturing Uses</b>		
Clothing Manufacturing	Conditional	2.2.1
Jewellery Manufacturing	Conditional	2.2.1
Miscellaneous Products Manufacturing – Class B	Conditional	2.2.1
Printing and Publishing	Conditional	2.2.1
<b>Office Uses</b>		
Financial Institution	Outright	2.2.1
General Office	Outright	2.2.1
Health Care Office	Conditional	2.2.1
Health Enhancement Centre	Conditional	2.2.1
<b>Parking Uses</b>		
Parking Uses	Conditional	
<b>Retail Uses</b>		

<b>Use</b>	<b>Approval</b>	<b>Use-Specific Regulations</b>
Cannabis Store	Outright	<a href="#">2.2.1</a>
Farmers' Market	Conditional	<a href="#">2.2.5</a>
Furniture or Appliance Store	Outright	<a href="#">2.2.1</a>
Gasoline Station – Full Serve	Conditional	
Gasoline Station – Split Island	Conditional	
Grocery or Drug Store	Outright	<a href="#">2.2.1</a>
Grocery Store with Liquor Store	Conditional	<a href="#">2.2.1</a>
Liquor Store	Conditional	<a href="#">2.2.1</a>
Pawnshop	Conditional	<a href="#">2.2.1</a>
Public Bike Share	Conditional	
Retail Store	Outright	<a href="#">2.2.1</a>
Secondhand Store	Conditional	<a href="#">2.2.1</a>
Small-Scale Pharmacy	Conditional	<a href="#">2.2.1</a>
Vehicle Dealer	Conditional	
<b>Service Uses</b>		
Animal Clinic	Conditional	<a href="#">2.2.1</a>
Auction Hall	Outright	<a href="#">2.2.1</a>
Barber Shop or Beauty Salon	Outright	<a href="#">2.2.1</a>
Beauty and Wellness Centre	Outright	<a href="#">2.2.1</a>
Bed and Breakfast Accommodation	Conditional	<a href="#">2.2.1</a>
Cabaret	Conditional	<a href="#">2.2.1</a>
Catering Establishment	Outright	<a href="#">2.2.1</a>
Drive-Through Service	Conditional	
Funeral Home	Conditional	<a href="#">2.2.1</a>
Hotel	Conditional	<a href="#">2.2.1</a> , <a href="#">2.2.2</a>
Laboratory	Conditional	<a href="#">2.2.1</a>
Laundromat or Dry Cleaning Establishment	Outright	<a href="#">2.2.1</a>
Motor Vehicle Repair Shop	Conditional	<a href="#">2.2.1</a>
Motor Vehicle Wash	Conditional	<a href="#">2.2.1</a>
Neighbourhood Public House	Conditional	
Photofinishing or Photography Laboratory	Conditional	<a href="#">2.2.1</a>
Photofinishing or Photography Studio	Outright	<a href="#">2.2.1</a>
Print Shop	Outright	<a href="#">2.2.1</a>
Production or Rehearsal Studio	Conditional	<a href="#">2.2.1</a>

Use	Approval	Use-Specific Regulations
Repair Shop – Class A	Conditional	<a href="#">2.2.1</a>
Repair Shop – Class B	Outright	<a href="#">2.2.1</a>
Restaurant – Class 1	Outright	
Restaurant – Class 2	Conditional	<a href="#">2.2.1</a>
Restaurant – Drive-In	Conditional	
School – Arts or Self-Improvement	Outright	<a href="#">2.2.1</a>
School – Business	Outright	<a href="#">2.2.1</a>
School – Vocational or Trade	Outright	<a href="#">2.2.1</a>
Short Term Rental Accommodation	Conditional	<a href="#">2.2.1</a>
Sign Painting Shop	Outright	<a href="#">2.2.1</a>
Wedding Chapel	Conditional	<a href="#">2.2.1</a>
<b>Transportation and Storage Uses</b>		
Mini-Storage Warehouse	Conditional	<a href="#">2.2.1</a>
Railway Station or Rail Yard	Conditional	<a href="#">2.2.1</a>
Storage Warehouse	Conditional	<a href="#">2.2.1</a>
Taxicab or Limousine Station	Conditional	<a href="#">2.2.1</a>
<b>Utility and Communication Uses</b>		
Public Utility	Conditional	<a href="#">2.2.1</a>
Radiocommunication Station	Conditional	<a href="#">2.2.1</a>
Recycling Depot	Conditional	<a href="#">2.2.1</a>
<b>Wholesale Uses</b>		
Lumber and Building Materials Establishment	Conditional	
Wholesaling – Class A	Conditional	<a href="#">2.2.1</a>
Wholesaling – Class B	Conditional	<a href="#">2.2.1</a>
<b>uncategorized</b>		
Accessory Buildings, customarily ancillary to any use listed in this section <a href="#">2.1</a>	Outright	<a href="#">2.2.1</a> , <a href="#">2.2.6</a>
Accessory Uses, customarily ancillary to any outright approval use listed in this section <a href="#">2.1</a>	Outright	<a href="#">2.2.1</a>
Accessory Uses, customarily ancillary to any use listed in this section <a href="#">2.1</a> and not permitted as an outright use	Conditional	<a href="#">2.2.1</a>
Any other use that is not specifically listed and defined as a use in <a href="#">Section 2</a> of this by-law	Conditional	<a href="#">2.2.1</a> , <a href="#">2.2.7</a>
Deposition or extraction of material, which alters the configuration of the land	Conditional	

## 2.2 Use-Specific Regulations

2.2.1 All outright approval uses listed in section 2.1 of this schedule, and all conditional approval uses listed in section 2.1 of this schedule that are commercial uses, must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers and vegetables;
- (b) drive-through service;
- (c) farmers' market;
- (d) gasoline station – full serve;
- (e) gasoline station – split island;
- (f) lumber and building material establishment;
- (g) neighbourhood public house;
- (h) parking and loading facilities;
- (i) public bike share;
- (j) restaurant – class 1;
- (k) restaurant – drive-in;
- (l) taxicab or limousine station; and
- (m) vehicle dealer,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions that the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this schedule.

2.2.2 The conversion or upgrading of existing dwelling uses to hotels or other uses is subject to all applicable Council policies and guidelines regarding the protection of existing tenants.

2.2.3 Mixed-use residential building, multiple dwelling and rooming house may be permitted if the Director of Planning considers the site suitable for dwelling use.

2.2.4 Any of the non-dwelling uses listed in section 2.1 of this schedule are permitted in a mixed-use residential building.

2.2.5 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

- 2.2.6 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:
- (a) no accessory building exceeds 3.7 m in height measured to:
    - (i) the highest point of a flat roof,
    - (ii) the deck line of a mansard roof, or
    - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,provided that no portion of an accessory building exceeds 4.6 m in building height; and
  - (b) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 10% of the total site area.
- 2.2.7 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in this schedule, having regard to the intent of this schedule.

### 3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

#### 3.1 All Uses

All uses in this district are subject to the following regulations.

##### 3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 5.00, subject to the following allocations:

- (a) the maximum floor space ratio is 3.00 for dwelling uses;
- (b) the maximum floor space ratio is 4.00 for hotel use;
- (c) the maximum floor space ratio is 1.50 for office uses or detoxification centre;
- (d) the maximum floor space ratio is 1.00 for retail or service uses, other than hotel;
- (e) the maximum floor space ratio is 3.00 for all other uses combined, or 4.00 where a development includes hotel use with a floor space ratio of at least 1.00.

##### 3.1.2 Building Form and Placement

Regulations	FC-1
3.1.2.1 Maximum unit frontage for uses on the ground level	15.3 m
3.1.2.2 Maximum building height	22.9 m
3.1.2.3 Minimum front setback for sites:	
(a) on the west side of Main Street, from National Avenue south	3.0 m
(b) on the east side of Main Street, from Terminal Avenue to Industrial Avenue	3.0 m
(c) on the north side of Terminal Avenue, from Main Street to Quebec Street	3.0 m
(d) on the south side of Terminal Avenue, from Station Street to Quebec Street	6.0 m

##### Building Height

3.1.2.4 The Director of Planning or Development Permit Board may increase in the maximum building height to a height not exceeding 83.9 m if the Director of Planning or Development Permit Board considers:

- (a) overshadowing;



- (b) view obstruction; and
- (c) other environmental criteria set out in all applicable Council policies and guidelines.

## 4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

### 4.1 Computation of Floor Area

- 4.1.1 Computation of floor area must include all floors of all buildings, both above and below ground level, measured to the extreme outer limits of the building, including accessory buildings.
- 4.1.2 Computation of floor area must exclude:
- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
  - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
    - (i) at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
    - (ii) above the base surface and where developed as off-street parking are located in an accessory building in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
  - (d) elevator shafts, laundry rooms and entrance lobbies provided that the areas are ancillary to dwelling use;
  - (e) social and recreational amenities and facilities as listed below, provided that the total area of such excluded facilities does not exceed the lesser of 20% of the permitted floor area or 1,000 m<sup>2</sup>, and areas are open to and primarily for the use of residents, tenants and employees:
    - (i) saunas,
    - (ii) tennis courts,
    - (iii) swimming pools,
    - (iv) squash courts,
    - (v) gymnasiums and work out rooms,
    - (vi) games room and hobby rooms, and
    - (vii) other similar related indoor uses of a recreational nature which in the opinion of the Director of Planning contribute to social amenity; and

- (f) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

4.1.3 The Director of Planning may permit the following to be excluded from the computation of floor area:

- (a) enclosed residential balconies, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines and approves the design of any balcony enclosure, subject to the following:
  - (i) the total area of all open and enclosed balcony or deck exclusions does not exceed 8% of the permitted residential floor area, and
  - (ii) no more than 50% of the excluded balcony floor area may be enclosed; and
- (b) interior public space, including atria and other similar spaces, if:
  - (i) the total excluded area does not exceed the lesser of 10% of the permitted floor area or 600 m<sup>2</sup>,
  - (ii) the excluded area is secured by covenant and right of way in favour of the City that set out public access and use, and
  - (iii) the Director of Planning considers the intent of this schedule all applicable Council policies and guidelines.

## 4.2 Front Setback: Measurement

4.2.1 Front setback is measured from the property line to the building face.

## 5 RELAXATIONS

5.1 The Director of Planning may relax the maximum unit frontage regulation in section 3.1.2.1, provided that a pedestrian amenity area such as a courtyard or resting area is provided, or where pedestrian interest is otherwise maintained, and if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

5.2 Where a need for any public, social, cultural or recreational facility has been demonstrated to the satisfaction of the Development Permit Board, the Board may relax for any 1 building, which includes 1 or more of such facilities, the maximum floor space ratio or density of a building and may require that any such facility be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.

In determining the amount of the increase in floor area or density that may be permitted, the Development Permit Board must consider:

- (a) the construction cost of the facility;
- (b) any costs to the developer of continuing maintenance required for the facility;

- (c) the rental value of the increased floor area;
- (d) the value of any authorized relaxation of other restrictions; and
- (e) the opinion of City Council.