

BY-LAW NO. \_\_\_\_\_

A By-law to amend the East Fraser Lands  
Official Development Plan By-law No. 9393

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

1. This By-law amends the indicated provisions of the East Fraser Lands Official Development Plan attached as Schedule A to By-law No. 9393.
2. In section 1.1, Council:
  - (a) strikes out the definition of "affordable housing" and substitutes:

" "affordable housing" means "social housing" as defined in the Vancouver Development Cost Levy By-law;"
3. In subsection 3.5.1, Council:
  - (a) strikes out subparagraph (c) and substitutes:

"(c) at least 20% of all dwelling units are to be available for affordable housing;"
  - (b) strikes out subparagraph (e) and substitutes:

"(e) at least 35% of all dwelling units are to be suitable for families with children, in accordance with the Guidelines for High-Density Housing for Families with Children adopted by Council on March 24, 1992;"
4. In subsection 3.5.2, Council:
  - (a) in subparagraph (c)(i), strikes out "having a floor area not to exceed 3 700 m<sup>2</sup>";
  - (b) after subparagraph (i), strikes out "and";
  - (c) after subparagraph (j) strikes out "." and substitutes ", and"; and
  - (d) after subparagraph (j) adds:

“(k) except that one Gasoline Station – Split Island is permissible in Area 3.”

5. Council strikes out subsection 5.2.1 and substitutes:

**“Diverse and affordable housing**

5.2.1 With respect to development:

- (a) affordable housing is to comprise at least 20% of all dwelling units and at least 50% of those affordable housing units are to be suitable for families with children;
- (b) units suitable for families with children are to comprise at least 35% of all dwelling units;
- (c) the objectives of affordable housing, subject to finding alternative funding sources, are:
  - (i) for any affordable housing units not occupied by households with incomes below housing income limits (“HILs”), as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication, that rents be a maximum of 90% of average market rents for new units with the same number of bedrooms in the area; and
  - (ii) to increase the ratio of affordable housing units occupied by households with incomes below HILs; and
- (d) while there are no specific requirements for market housing, other than for families with children, the objective is to achieve a balanced household mix by accommodating a full range of age and social groups, household types and needs, with particular emphasis on housing suitable for seniors.”

6. In subsection 6.1.1, Council:

- (a) at the end of subparagraph (h), adds “and”;
- (b) at the end of subparagraph (i), strikes out “, and” and substitutes “.”; and
- (c) strikes out subparagraph (j).

7. In subsection 6.1.2, Council:

- (a) strikes out “Area 2 is to include:” and substitutes “Area 2, with the exception of the child care facility referred to in subparagraph (e), is to include:”;

- (b) in subparagraph (e) strikes out "located on Parcel 5B" and substitutes "located in Area 2 or within 250 m of Area 2";
  - (c) at the end of subparagraph (f), adds "and";
  - (d) at the end of subparagraph (g), strikes out ", and" and substitutes "."; and
  - (e) strikes out subparagraph (h).
8. In subsection 6.1.3, Council:
- (a) strikes out subparagraph (f);
  - (b) at the end of subparagraph (b), adds "(c) Gasoline Station - Split Island";
  - (c) renames all the subsequent subparagraphs after the new subparagraph (c) in alphabetical order;
  - (d) at the end of re named subparagraph (e), adds "and";
  - (e) at the end of re named subparagraph (f), strikes out ", and" and substitutes ".".
9. In subsection 6.1.4, Council:
- (a) at the end of subparagraph (a), adds "and";
  - (b) at the end of subparagraph (b), strikes out ", and" and substitutes "."; and
  - (c) strikes out subparagraph (c).
10. In subsection 6.1.5, Council:
- (a) at the end of subparagraph (a), adds "and";
  - (b) at the end of subparagraph (b), strikes out ", and" and substitutes "."; and
  - (c) strikes out subparagraph (c).
11. Council strikes out the Figure 17 map and substitutes the Figure 17 map attached hereto as Schedule A.
12. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law

13. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2016

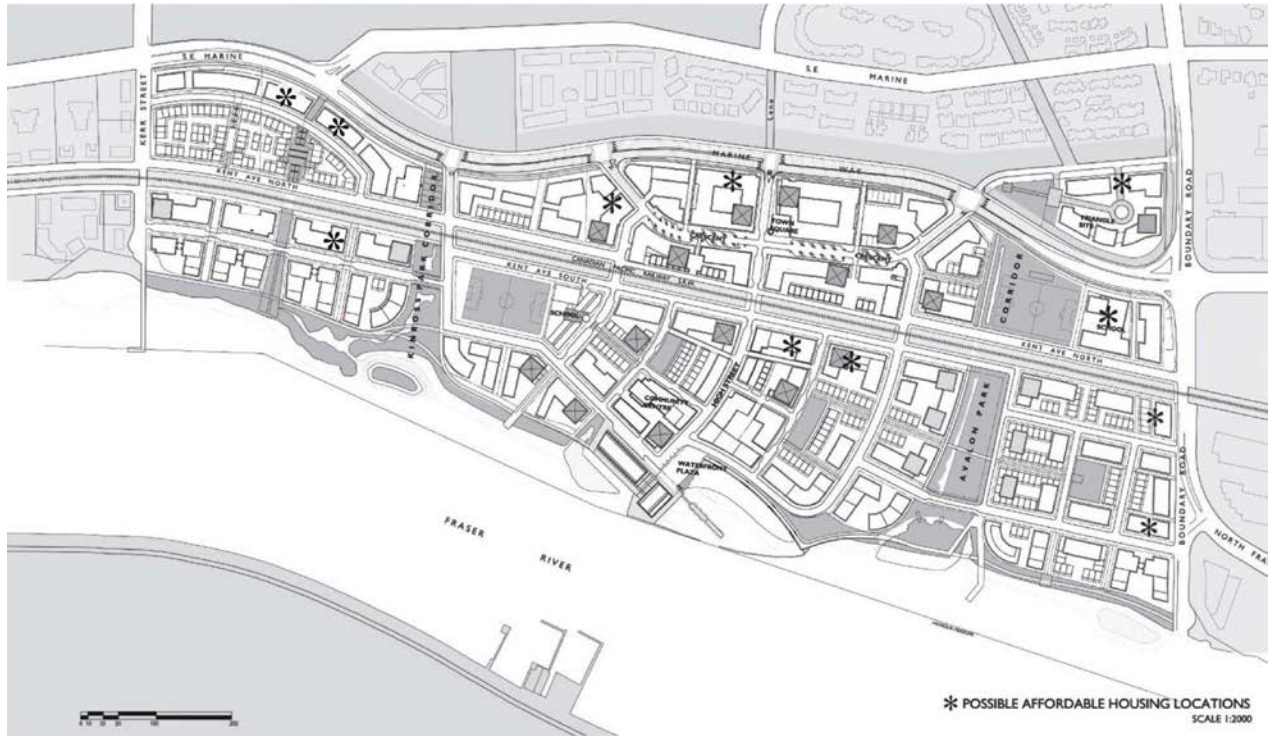
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

DRAFT

Schedule A

Figure 17. Affordable Housing



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