

BY-LAW NO. _____

**A By-law to amend False Creek North
Official Development Plan By-law No. 6650
Regarding Area 10**

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

1. This By-law amends the indicated provisions of the False Creek North Official Development Plan By-law 6650.

2. Council strikes out Section 3.4 and replaces it with the following:

“3.4 Land Use only in Area 10

This area includes BC Place Stadium (Area 10), a casino/hotel complex (Sub-area 10A) and opportunities for future development (Sub-area 10C). The Stadium is a unique publically-owned and operated facility that is important to the economy of the downtown, city and region. The Stadium enhances the role of the area as the heart of the Events and Entertainment District in Northeast False Creek.

3.4.1 Land Use and Floor Space on remaining Area 10 and Sub-area 10A

The existing stadium and casino/hotel complex are permitted. Development on Sub-area 10A occurred as per CD-1 (519).

Future development shall include retail and service uses to activate key pedestrian linkages and public open spaces.

3.4.2 Sub-area 10C

A maximum floor area of 37,161 m², including up to 27,871 m² of residential use, is permitted. The floor area for all commercial uses must be at least 5,000 m².”

3. In Section 3.6, Council strikes out the words “Figures 9A, 9B and 9C” and replaces them with “Figures 9A, 9B, 9C, and 9D”.

4. In Section 3.8, Council:

- (a) adds the words “; the Development Permit Board may permit an exception for Sub-area 10C as part of the Georgia Gateway”, after the words “Figures 10A and 10B” in the second sentence of the first paragraph; and

(b) adds the words “, as may additional building height on Sub-area 10C as part of the Georgia Gateway” after the words “may project into protected areas” in the third sentence of the first paragraph.

5. In Section 3.9, Council adds the words “, and for Sub-area 10C, the Development Permit Board may permit a building height up to 121.4 m” after the words “must not exceed 110 metres in height” in the first sentence of the first paragraph.

6. In Section 3.11, Council strikes out the second paragraph, which begins with the words “In Area 10”.

7. In Section 4.4, Council adds the following paragraph after the first paragraph:

“For Sub-area 10C, building orientation and construction must mitigate as much as possible events in major facilities and outdoor spaces which will produce high levels of noise, particularly base noise (dBC), on a regular basis, and for significant periods of time.”

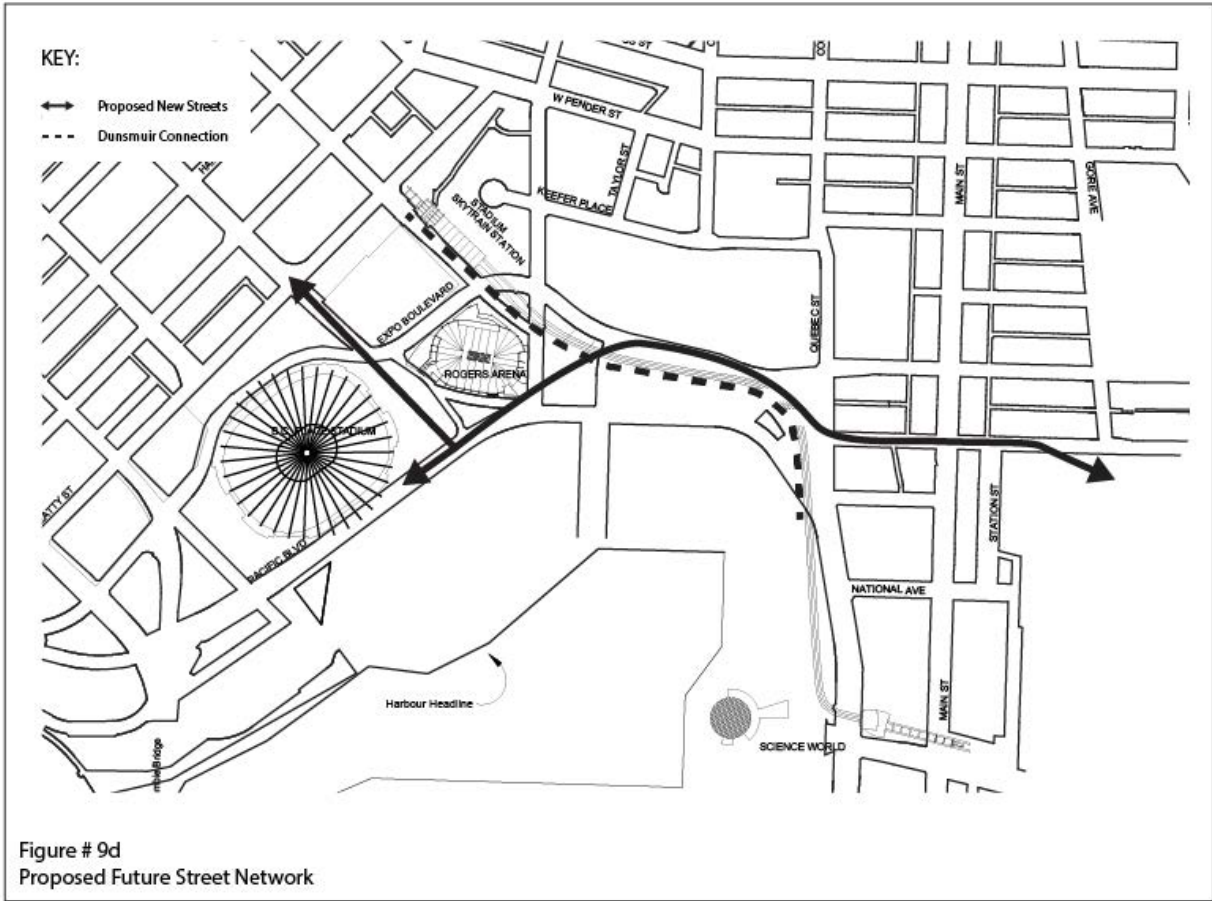
8. Council strikes out Section 6.13 and replaces it with the following:

“6.13 Area 10

The Stadium will be the heart of the Events and Entertainment District in Northeast False Creek, functioning as a city and regional facility for major sporting and other public events. Major development, including a mix of residential and non-residential uses, will occupy the sites around the Stadium. New development (Sub-area 10C) will preserve views to this iconic public building and its symbolic lighting. Buildings will be designed and located to frame views to the stadium from key public places along the seawall, the Expo line and the new Pacific Boulevard.”

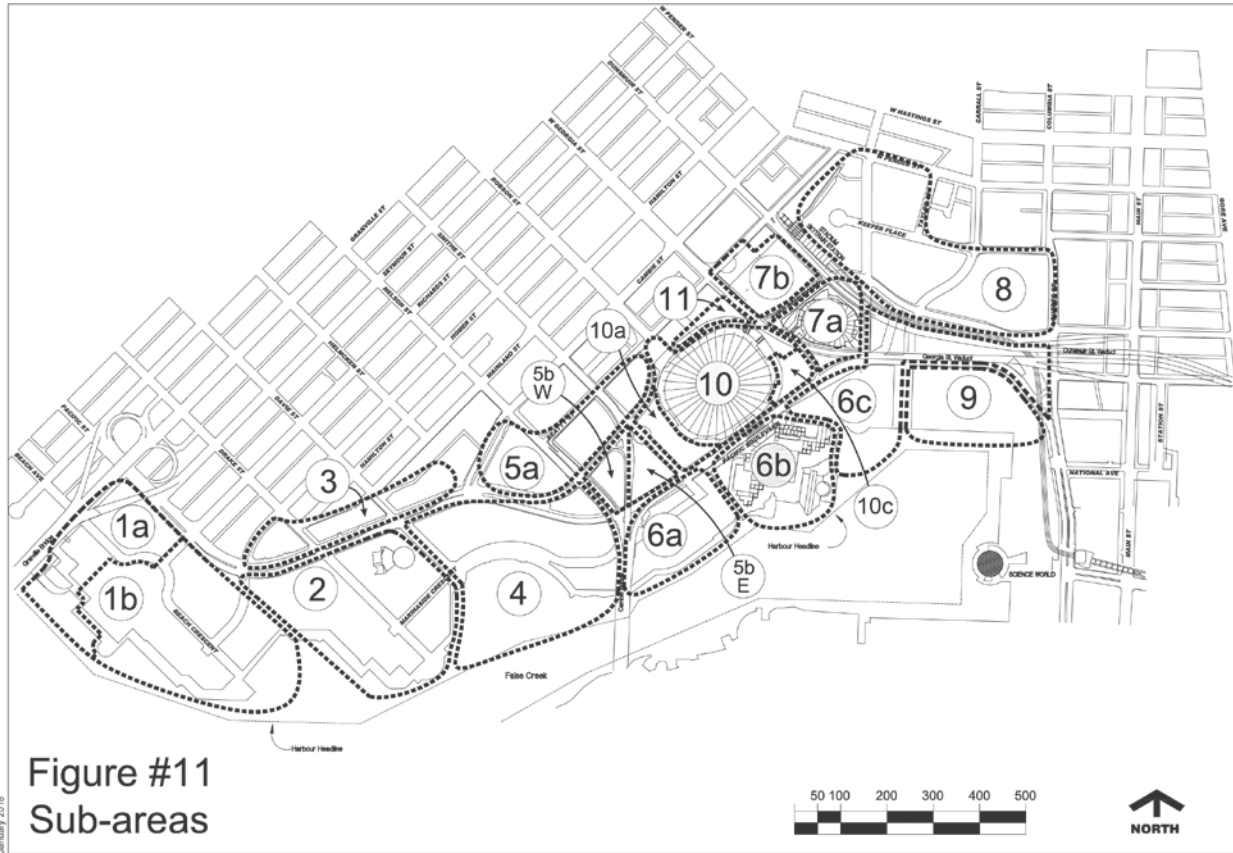
9. In Section 7, Council:

(a) adds the following new Figure #9d after Figure #9c:



(b) strikes out Figure #11, and replaces it with the following:

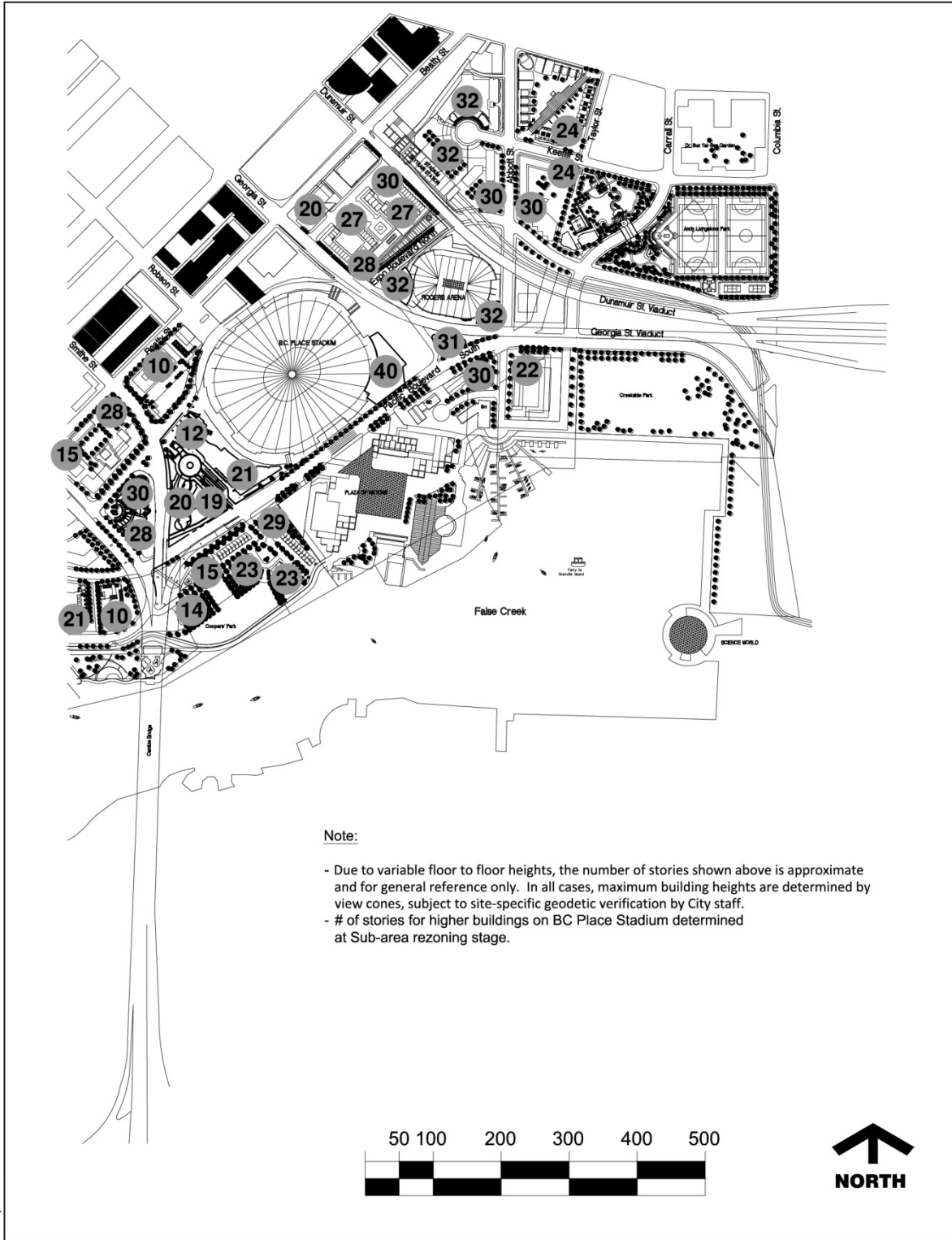
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”; and

(c) strikes out Figure #12c R and replaces it with the following:

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January 2018

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10. 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.

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

ENACTED by Council this _____ day of _____, 2018

Mayor

City Clerk