

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

**A By-law to amend False Creek North  
Official Development Plan By-law No. 6650  
Regarding Area 6(b)**

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. In section 3.2, Council strikes out the words “Section 3.3 sets out land uses applicable to False Creek North except for Area 10, Section 3.4 sets out land uses applicable only to Area 10” and replaces them with “Section 3.3 sets out land uses applicable to False Creek North except for Area 6(b) and Area 10, Section 3.3A sets out land uses applicable only to Sub-area 6B, Section 3.4 sets out land uses applicable only to Area 10”.
3. Council adds the words “Area 6(b) and” before the words “Area 10” in the title in section 3.3.
4. In Section 3.3.2, Council strikes out the following:

“Office uses existing as of April 10, 1990, in the Plaza of Nations complex, are permitted but their area shall be excluded from the maximum amount of permitted office use.”
5. In Section 3.3.3, Council strikes out the words “or, in the case of the Plaza of Nations site, through appropriate sub-area zoning amendments”.
6. In Section 3.3.4, Council:
  - (a) strikes out the following:

“Retail uses existing as of April 10, 1990, in the Plaza of Nations complex, are permitted but their area shall be excluded from the maximum amount of permitted retail use.”; and
  - (b) strikes out the words “within Areas 4 and 6(b)” in the first sentence of the last paragraph, and replaces them with “within Area 4”.

7. Council adds a new Section 3.3A as follows:

**“3.3A Land use only in Area 6(b)**

3.3A.1 Land Use Generally

Land use in Area 6(b) shall be generally as set out in Figure #3.

3.3A.2 Residential

A maximum floor area of 149,109 m<sup>2</sup> is permitted for residential uses, of which 20% must be used for social housing.

Temporary modular housing is permitted, subject to Section 11.31 of the Zoning and Development By-law. Temporary modular housing is not subject to any of the use or design provisions of this ODP.

3.3A.3 Commercial

A minimum floor area of 32,516 m<sup>2</sup> must be included for commercial uses including, but not limited to, Office, Hotel, and Retail and Service uses. Retail uses are required and shall be located primarily at grade.”

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

9. Council adds a new paragraph to the end of Section 4.4 as follows:

“For Area 6(b), 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.”

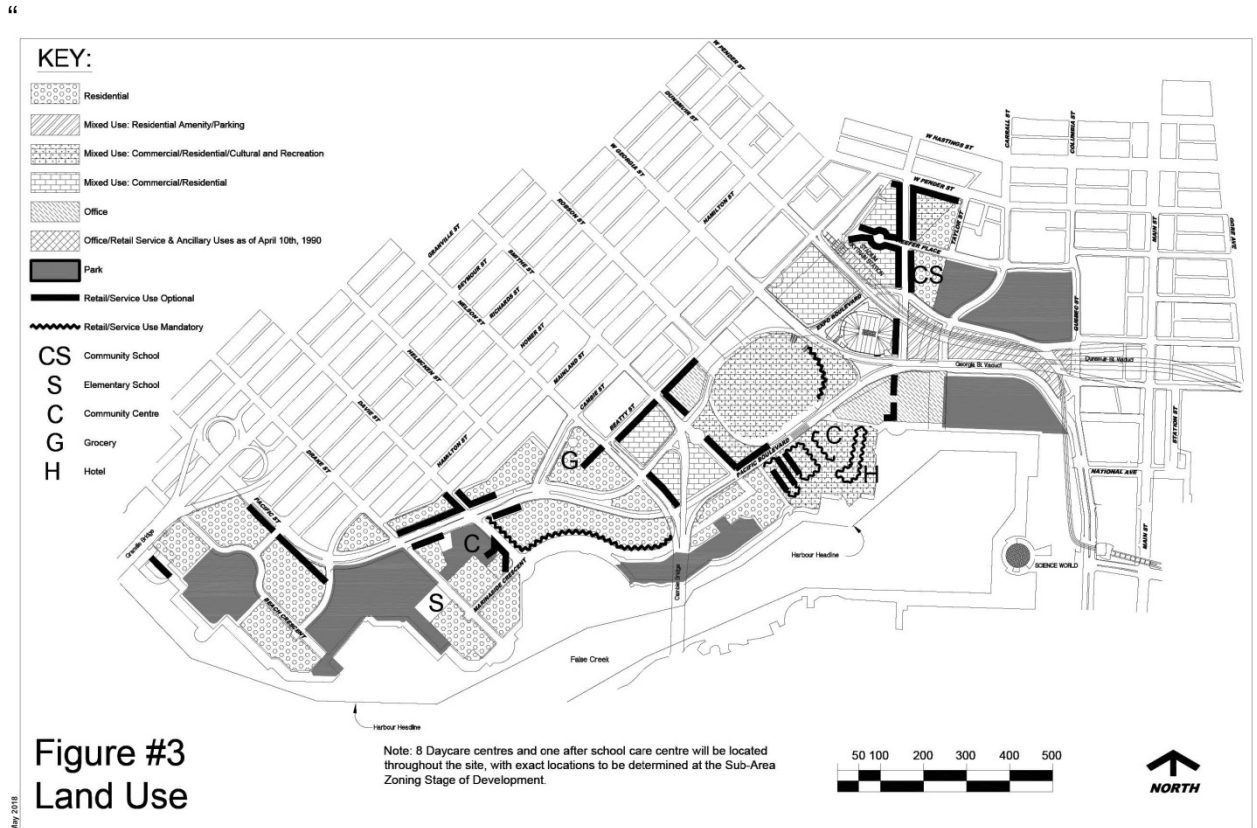
10. Council strikes out Section 6.7 and replaces it with the following:

**“6.7 Area 6(b)**

The Plaza of Nations site will be a major part of the Events and Entertainment District in Northeast False Creek with a civic centre (consisting of a community centre, ice rink, and childcare facilities) and a music presentation centre. The site will be developed with mixed-use buildings that form a bowl to frame views of the Stadium spires from False Creek. Key organizing principles for the site are the creation of a central public space that connects the Stadium visually and physically to the water. Active commercial frontages will line streets and along the pedestrianized seawall. The terraced buildings will be designed with a series of publically accessible roof-top terraces ascending and connecting to upper level restaurants and gardens.”

11. In Section 7, Council:

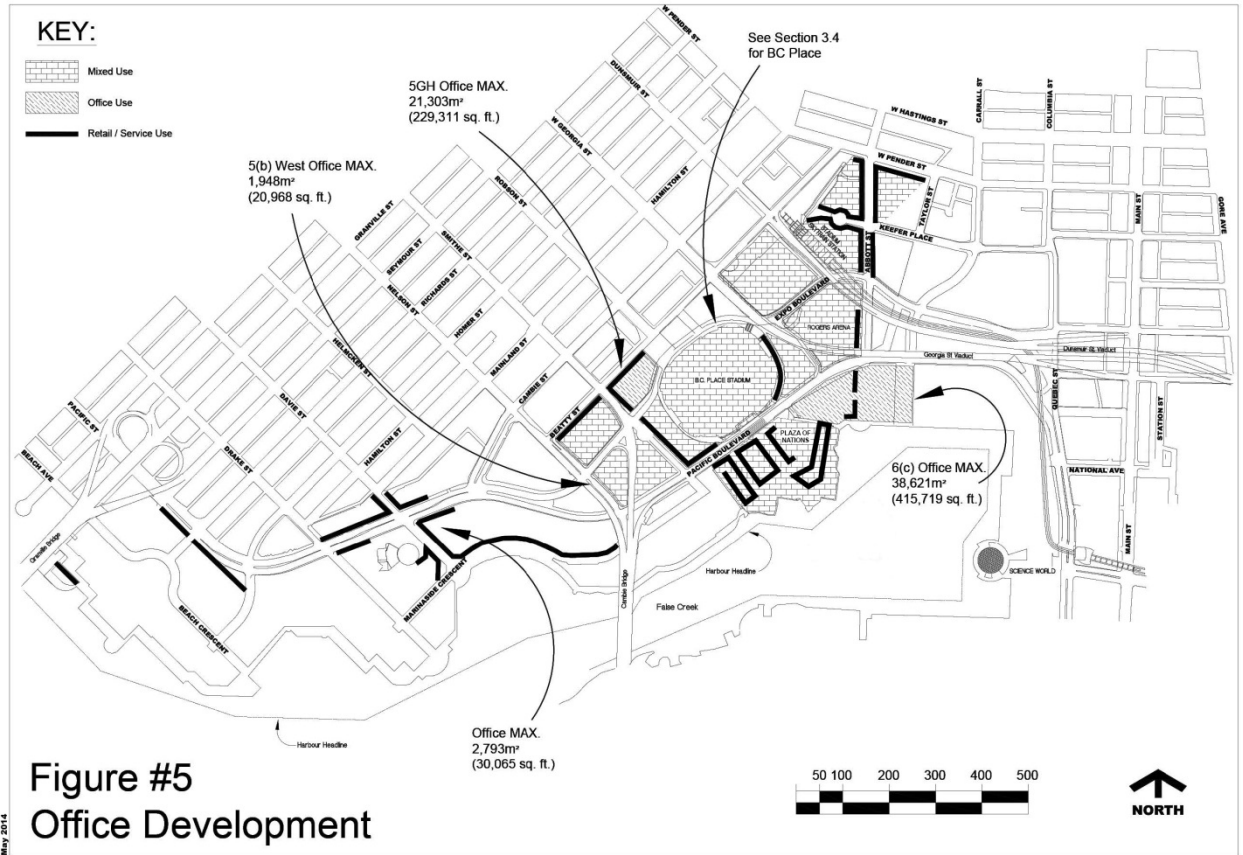
(a) strikes out Figure #3 and replaces it with the following:



(b) in Figure #4, adds a new note immediately under the words “\* Refer to text section on residential land use 3.4 for sub-area 10 (BC Place)” as follows:

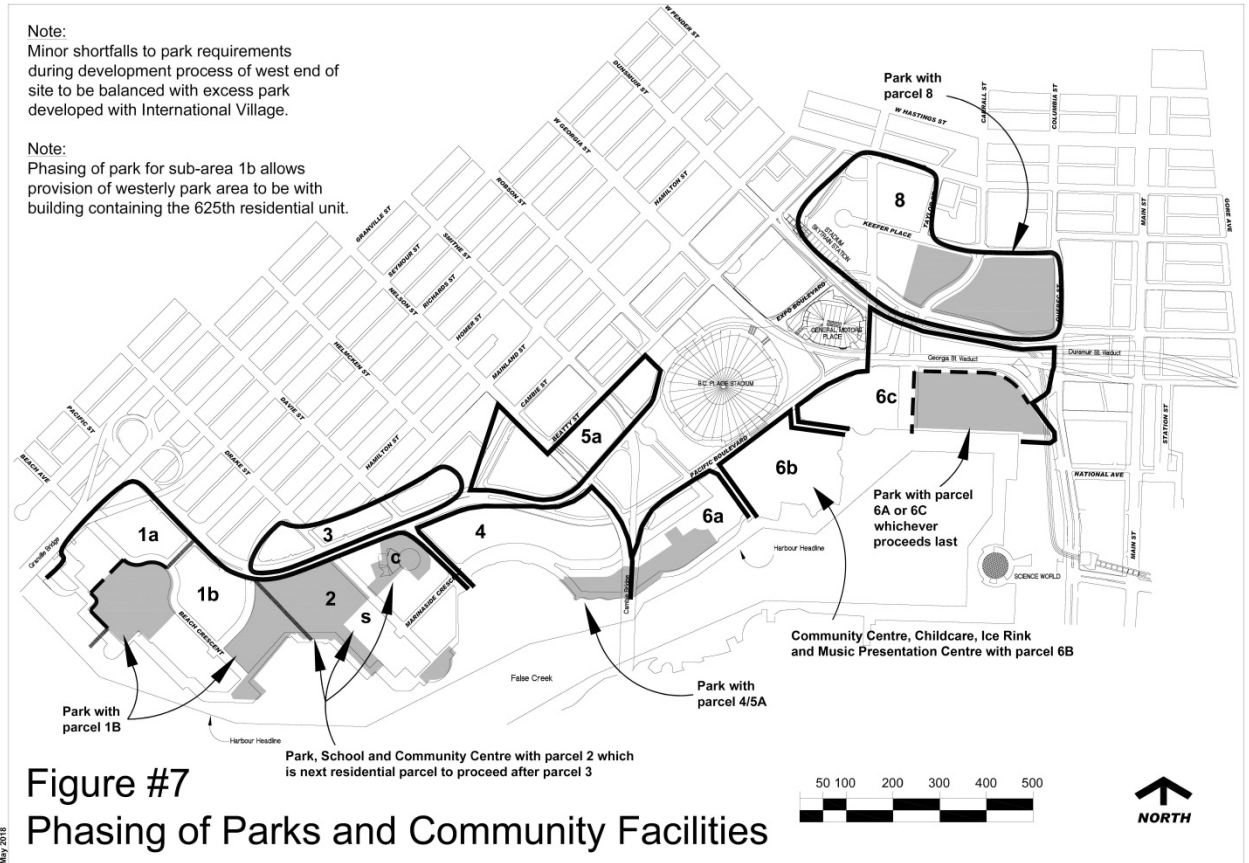
“\* Refer to text section on residential land use 3.3A for sub-area 6(b) (Plaza of Nations)”;

(c) strikes out Figure #5 and replaces it with the following:



(d) strikes out Figure #7 and replaces it with the following:

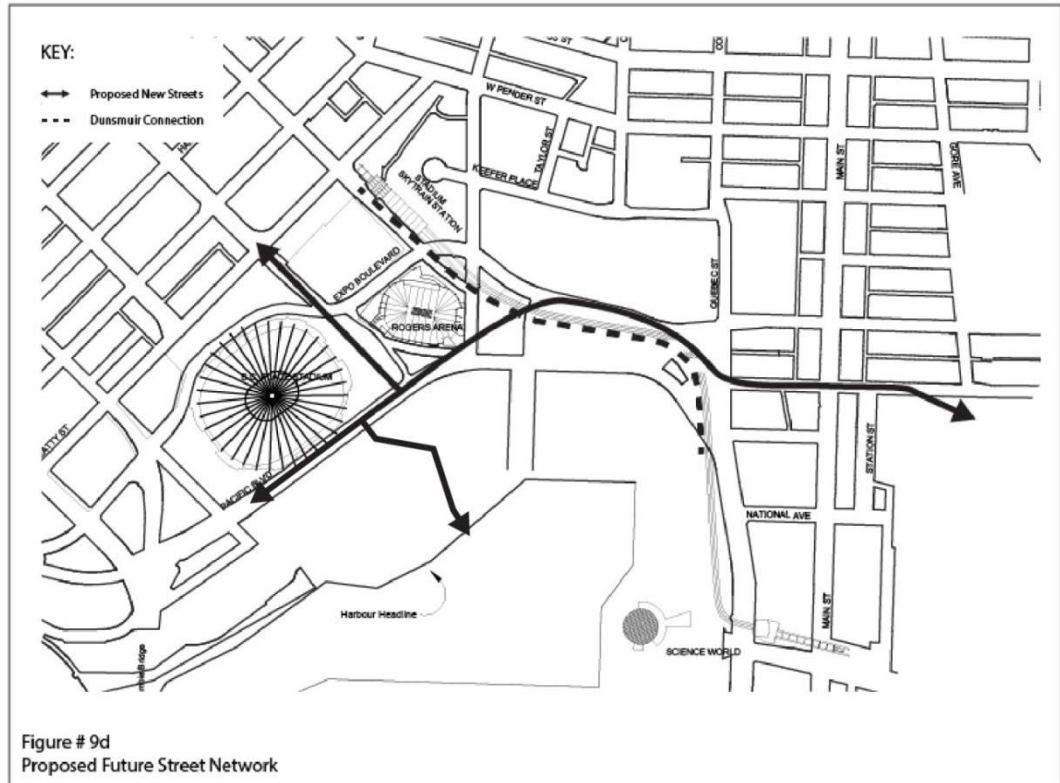
..



..

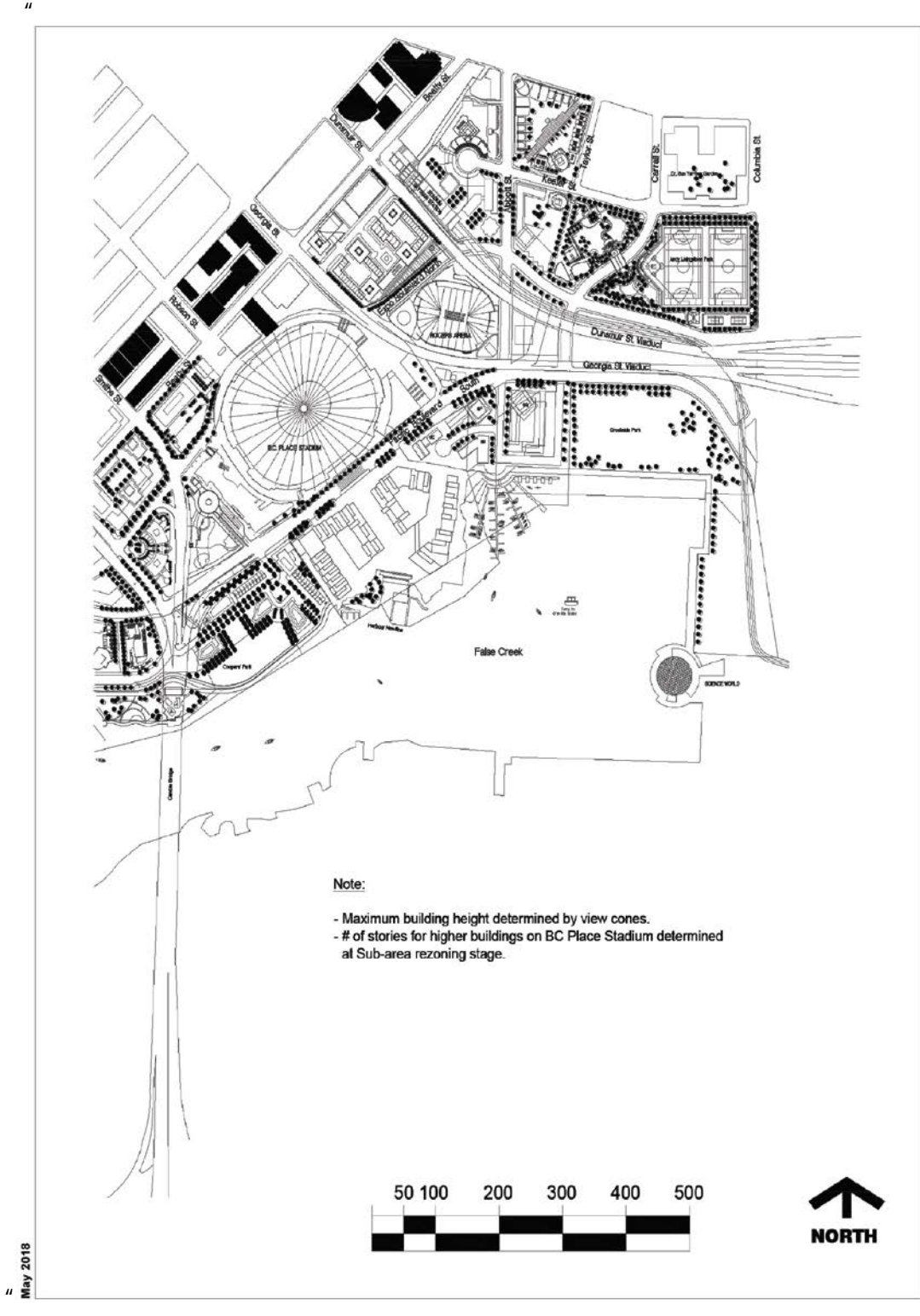
(e) adds the following new Figure #9d after Figure #9c:

“



”

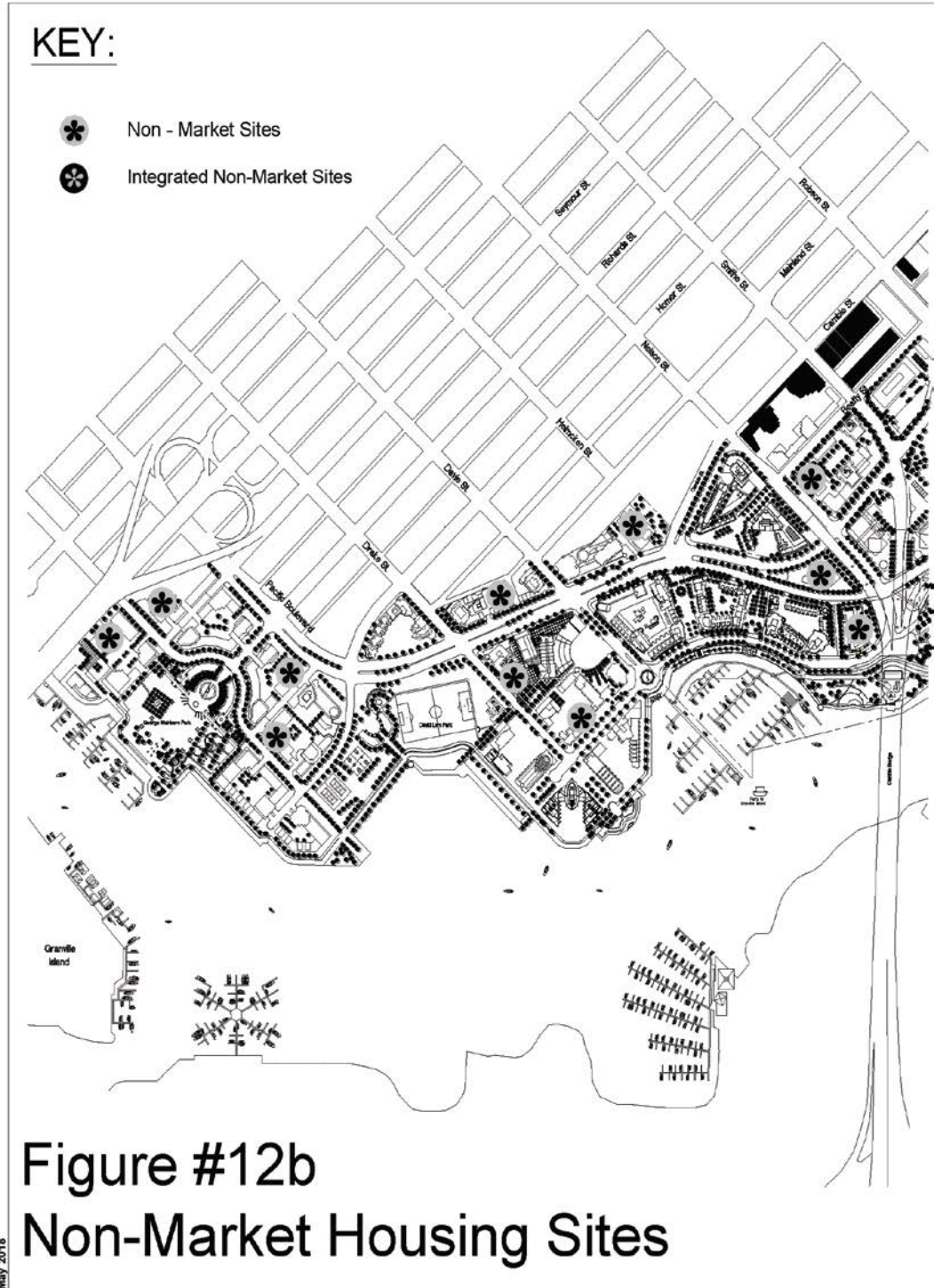
(f) strikes out Figure #12a R and replaces it with the following:





(g) strikes out Figure #12b L and replaces it with the following:

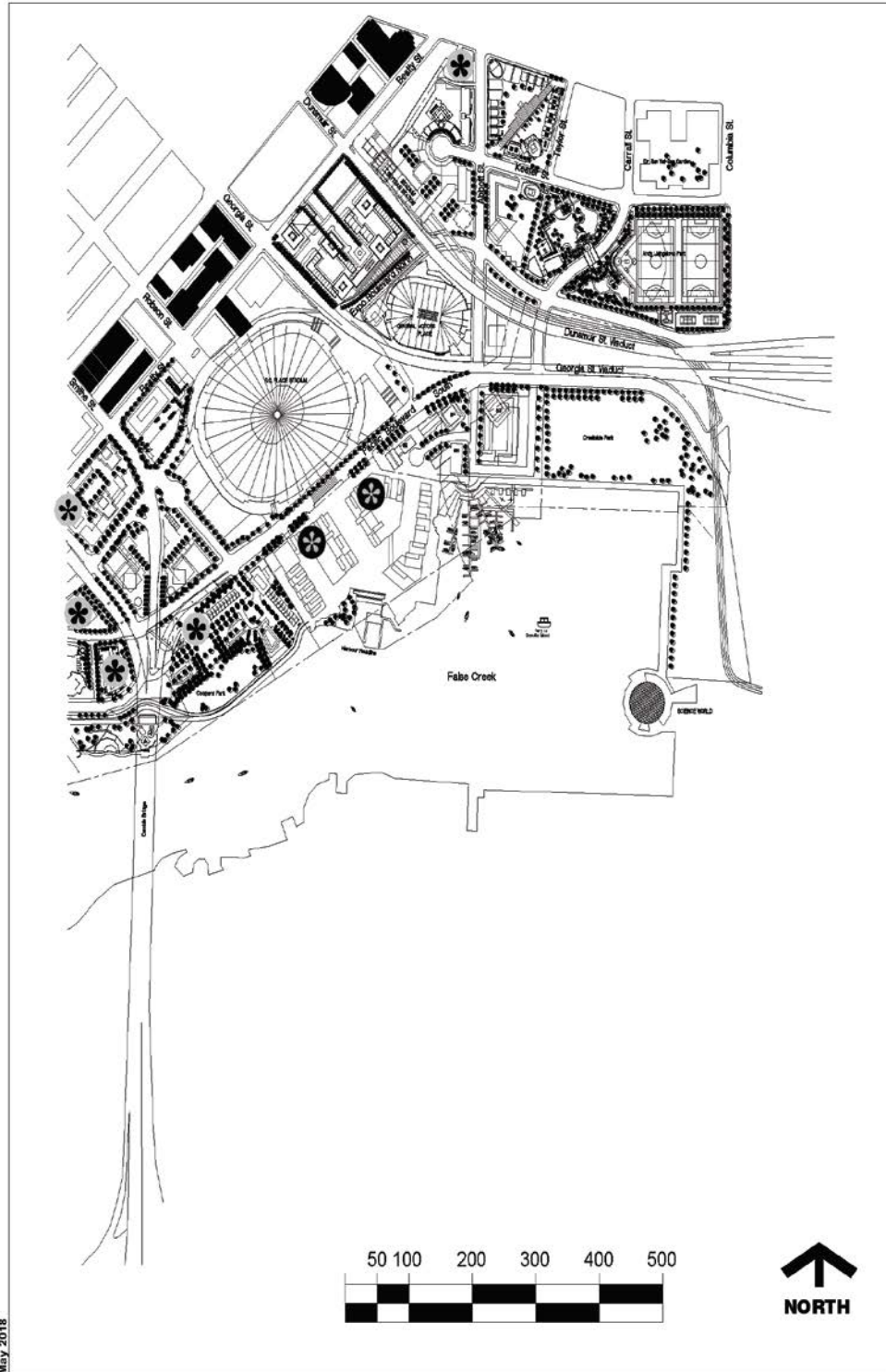
“



”

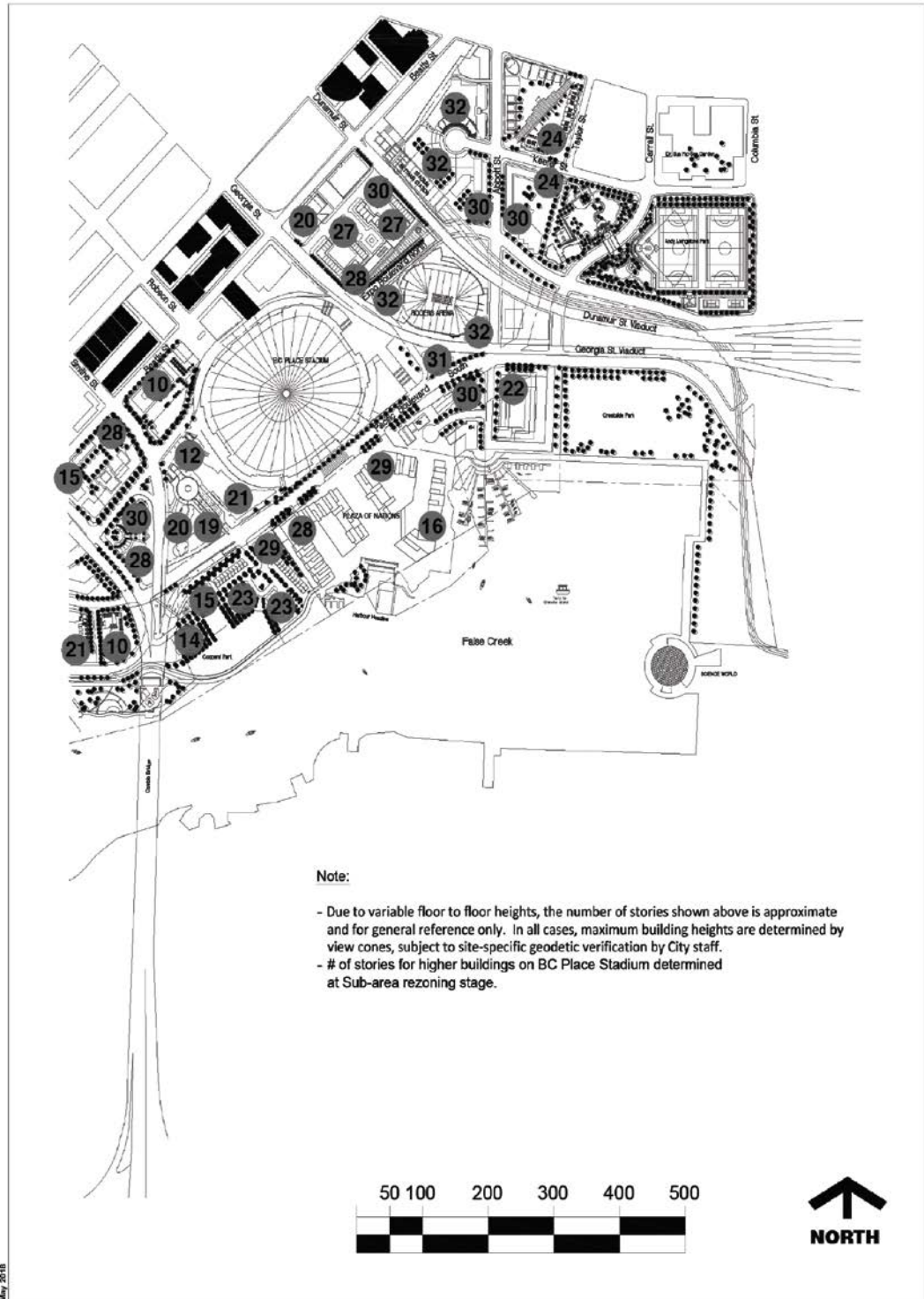


(h) strikes out Figure #12b R and replaces it with the following:



”; and

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



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                  , 2018

\_\_\_\_\_  
Mayor

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