

Housing mix
Child care facilities

BY-LAW NO. 9264

**A By-law to amend Southeast False Creek
Official Development Plan By-law No. 9073**

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

1. This By-law amends the indicated provisions and figures of Schedule A to the Southeast False Creek Official Development Plan By-law.

2. Council repeals the first paragraph of section 3.2.1, and substitutes:

“In order to encourage a balanced community with a broad social mix and access to housing by all income distribution groups:

- (a) affordable housing is to comprise at least 20% of the housing in sub-areas 1A, 2A, and 3A combined, and, in sub-areas 1A and 3A combined, the objective, subject to finding alternative funding sources, is to increase this ratio to 33%; and
- (b) modest market housing is to comprise up to 33% of the housing in sub-areas 1A and 3A combined, subject to finding alternative funding sources, and, in sub-area 2A, the objective is to achieve a ratio of 33% by working with developers to achieve solutions.

The creation of affordable housing is to occur primarily through government funded programs.”

3. Council repeals the last paragraph of section 3.2.1, and substitutes:

“Development is to provide for a number of child care facilities, out-of-school programs, and licensed family child care spaces. Sub-areas 1A, 2A, or 3A are to include at least two child care facilities, and sub-areas 1B, 2B, or 3C are to include at least one child care facility. In addition, the objective is to create five child care facilities in SEFC. Out-of-school programs are to be situate in public facilities, such as schools and community centres, or in family child care centres.”

4. Council repeals section 4.3.1(c), and substitutes:

“(c) in sub-areas:

- (i) 1A, 2A, and 3A combined, the basic residential floor area allowance is not to exceed 195 870 m²,
- (ii) 1A, 2A, and 3A combined, at least 20% of the residential units are to be available for affordable housing,
- (iii) 1A, 2A, and 3A, integration of individual sites for affordable housing is to occur throughout the sub-areas, and
- (iv) 1A and 3A combined, 33% of the residential units are to be available for modest market housing;”.

5. Council repeals section 4.3.1(k), and substitutes:

“(k) 25% of the market housing in sub-areas 1A, 2A, and 3A, and 25% of the modest market housing in sub-areas 1A and 3A, are to be suitable for families with small children.”

6. Council repeals section 4.3.5(c), and substitutes:

“(c) three licensed child care facilities, each consisting of 69 spaces, having a combined indoor floor area of at least 2 297 m² and a combined outdoor floor area (covered and uncovered) of at least 2 244 m² that comply with the Childcare Design Guidelines adopted by Council on February 4, 2003;”.

7. Council repeals the second and third paragraphs of section 4.3.5, and substitutes:

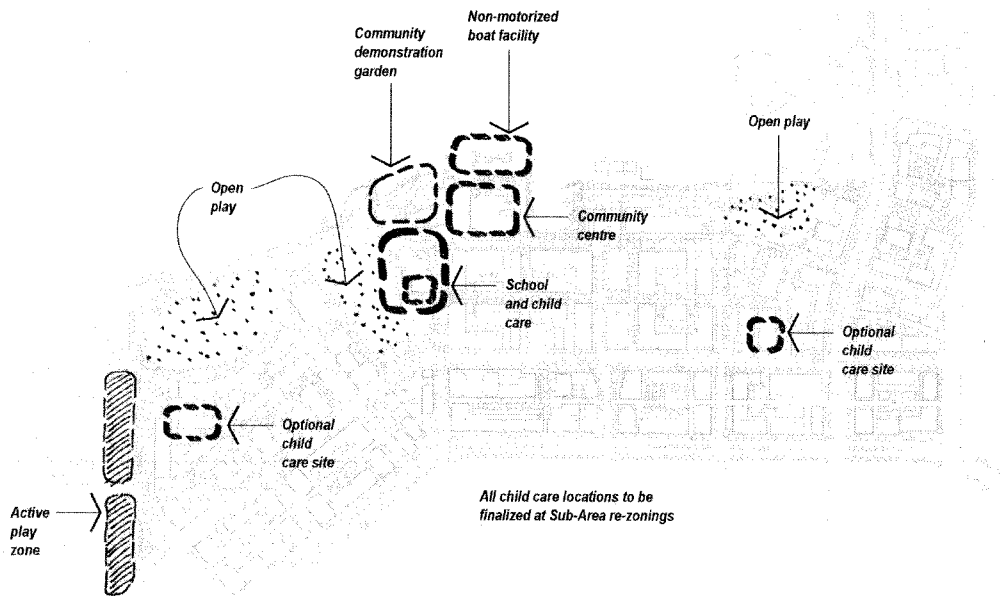
“Figure 6 illustrates general locations for community facilities, and, in sub-areas 1A, 2A, and 3A, location options for licensed child care centres and one out-of-school care centre, and the applicable CD-1 re-zonings are to identify specific locations.

Sub-areas 1B, 2B, and 3C are to include one 69-space child care centre and one out-of-school child care centre.”

8. From section 5.4.1, Council strikes out “is to”, and substitutes “may”.
9. Council repeals the second sentence of the fourth paragraph of section 5.4.2, and substitutes:

“Such services are to include a community centre combined with a non-motorized recreational boating facility to animate the waterfront and an elementary school, and may include a daycare and an after-school care located within easy walking distance of the community centre and boating facility and beside the park that is to be large enough for a play field.”

10. Council repeals Figure 6, and substitutes:



11. 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.

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

ENACTED by Council this 21st day of March, 2006



Mayor



City Clerk