

Miscellaneous text amendments

Draft for public hearing

BY-LAW NO. _____

**A By-law to amend 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 and figures of Schedule A to By-law No. 9393.
2. From section 3.5.3(d), Council strikes out "12 400", and substitutes "14 422".
3. From section 3.5.7(j), Council strikes out "re-zoning", and substitutes "development permit application".
4. From each of sections 4.2.13 and 4.5.5(b), Council strikes out "24", and substitutes "25".
5. In section 6.3.1, Council:
 - (a) from subsection (a), strikes out "233 800", and substitutes "306 802";
 - (b) from subsection (c), strikes out "4 550", and substitutes "24 900";
 - (c) from subsection (d), strikes out "2.9", and substitutes "4.9";
 - (d) from subsection (e), strikes out "and";
 - (e) in subsection (f), strikes out:
 - (i) "in", and substitutes "on", and
 - (ii) the period, and adds "and a 49 space child care facility,"; and
 - (f) after subsection (f), adds:
 - "(g) at least 12% of the residential floor area is to be available for affordable housing, and
 - (h) at least 54.5% of the affordable housing floor area is to be suitable for families with children."
6. In section 6.3.2, Council:

- (a) from subsection (a), strikes out "194 000", and substitutes "120 998";
- (b) repeals subsection (b);
- (c) from subsection (d), strikes out:
 - (i) "including a lit artificial field", and
 - (ii) "4.5", and substitutes "2.8";
- (d) from subsection (e), strikes out "and";
- (e) from subsection (f), strikes out the period, and substitutes ", and";
- (f) re-letters subsections (c) to (f) as subsections (b) to (e); and
- (g) after the new subsection (e), adds:
 - "(f) at least 19.4% of the residential floor area is to be available for affordable housing, and
 - (g) at least 54.3% of the affordable housing floor area is to be suitable for families with children."

7. In section 6.3.3, Council:

- (a) from subsection (c), strikes out "2.2 hectares", and substitutes "1.7 hectares";
- (b) from subsection (c), strikes out "and";
- (c) from subsection (d), strikes out the period, and substitutes ", and"; and
- (d) after subsection (d), adds:
 - "(e) at least 19.5% of the residential floor area is to be available for affordable housing, and
 - (f) 100% of the affordable housing floor area is to be suitable for families with children."

8. In section 6.3.4, Council:

- (a) from subsection (c), strikes out "0.6 hectares", and substitutes "0.8 hectares";
- (b) from subsection (d), strikes out "and";

- (c) repeals subsection (e); and
 - (d) after subsection (d), adds:
 - “(e) at least 25.6% of the residential floor area is to be available for affordable housing, and
 - (f) at least 75.7% of the affordable housing floor area is to be suitable for families with children.”
9. Council repeals section 6.3.5, and substitutes:
“6.3.5 Area 5 is to include:
- (a) residential floor area consisting of no more than 17 850 m²,
 - (b) at least 20% of the residential units are to be available for affordable housing, and
 - (c) at least 50% of the affordable housing units are to be suitable for families with children.”
10. Council repeals section 6.3.6, and substitutes:
“6.3.6 Area 6 is to include:
- (a) residential floor area consisting of no more than 23 550 m²,
 - (b) at least 20% of the residential units are to be available for affordable housing, and
 - (c) at least 50% of the affordable housing units are to be suitable for families with children.”
11. Council repeals Figures 2 to 16 inclusive, and substitutes 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 , 2008

Mayor

City Clerk

Figure 2: Illustrative Plan

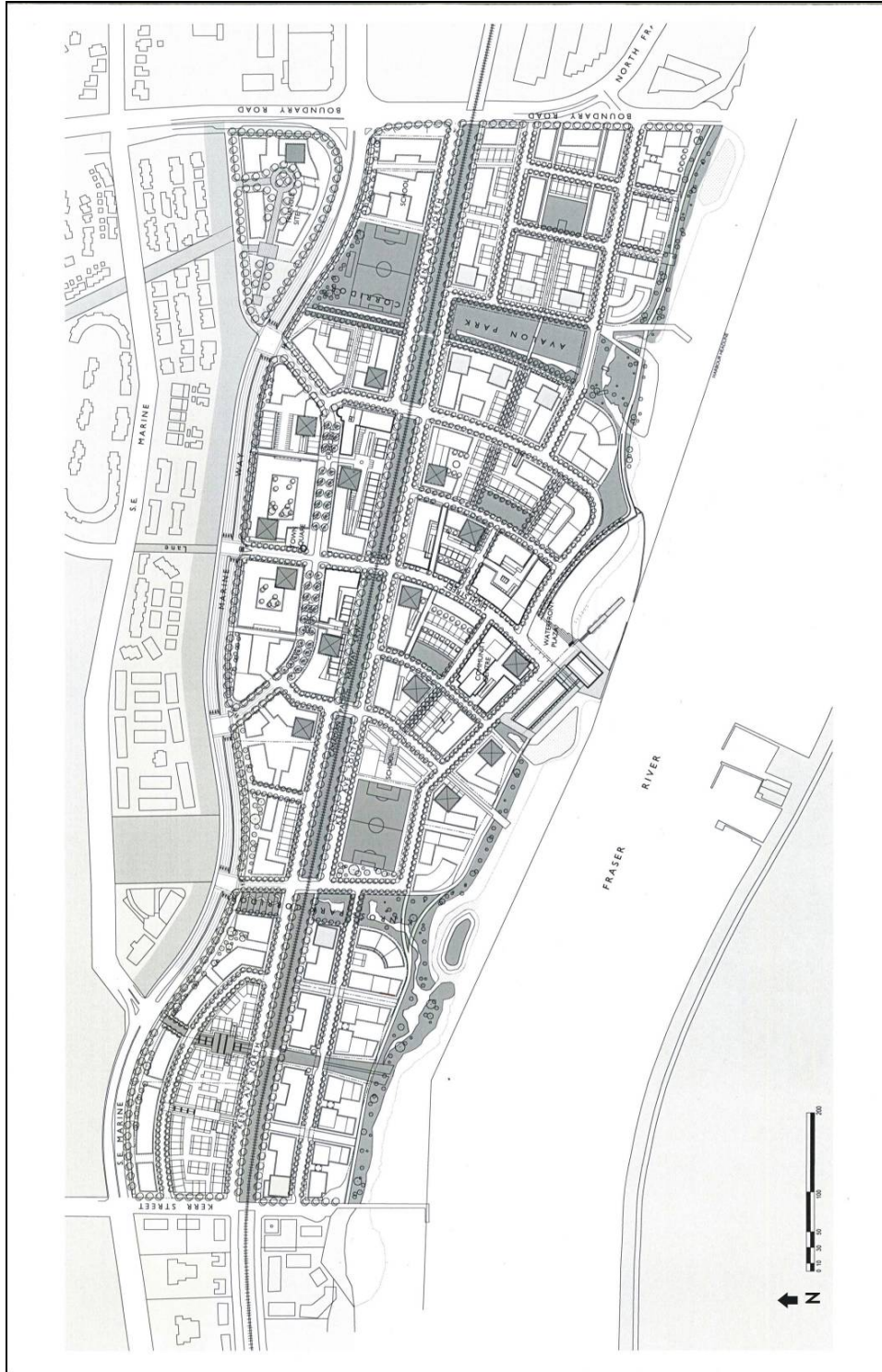


Figure 3: Areas

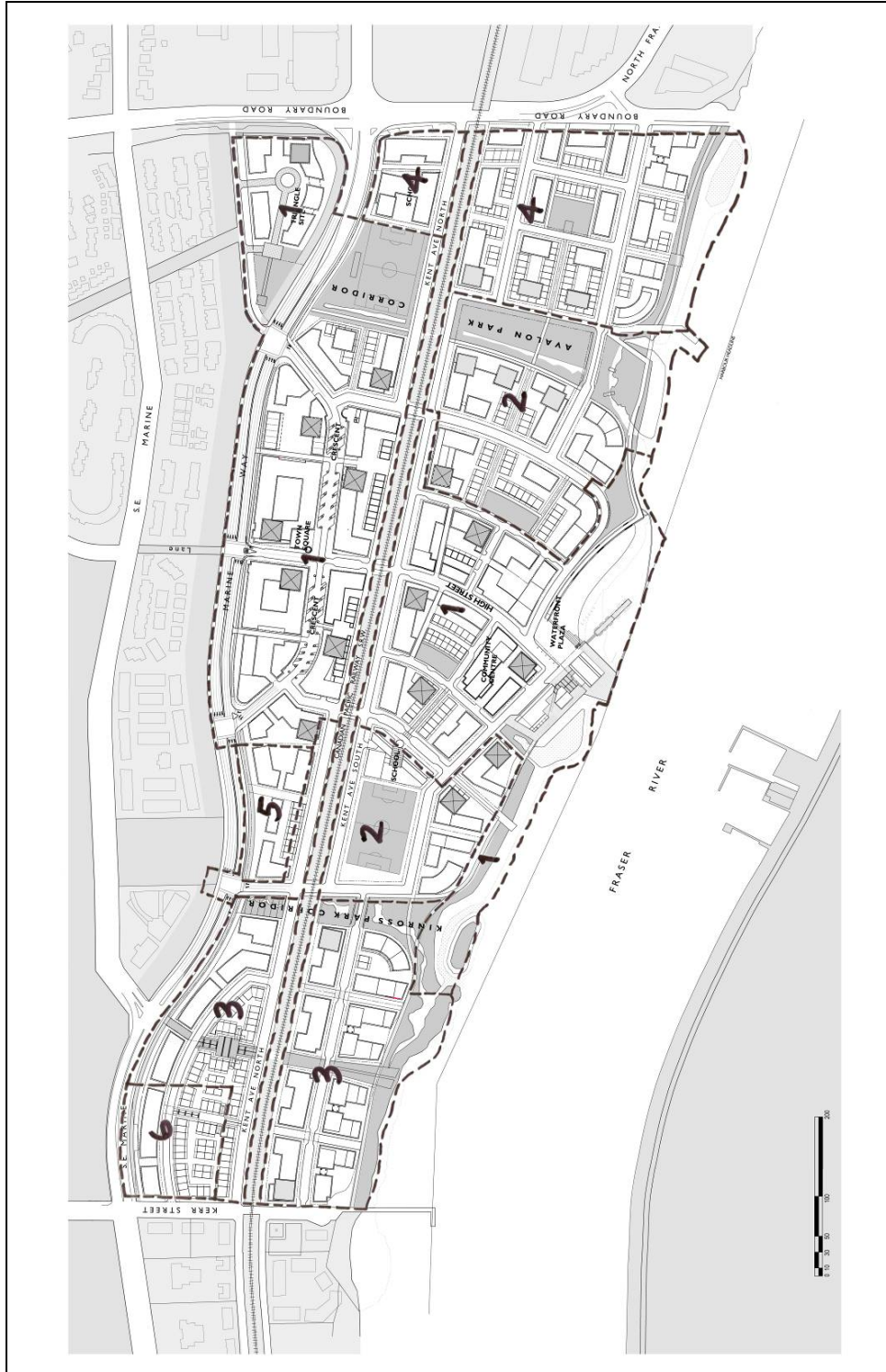


Figure 4: Residential Uses



Figure 5: Retail, service, flex and light industrial live-work uses

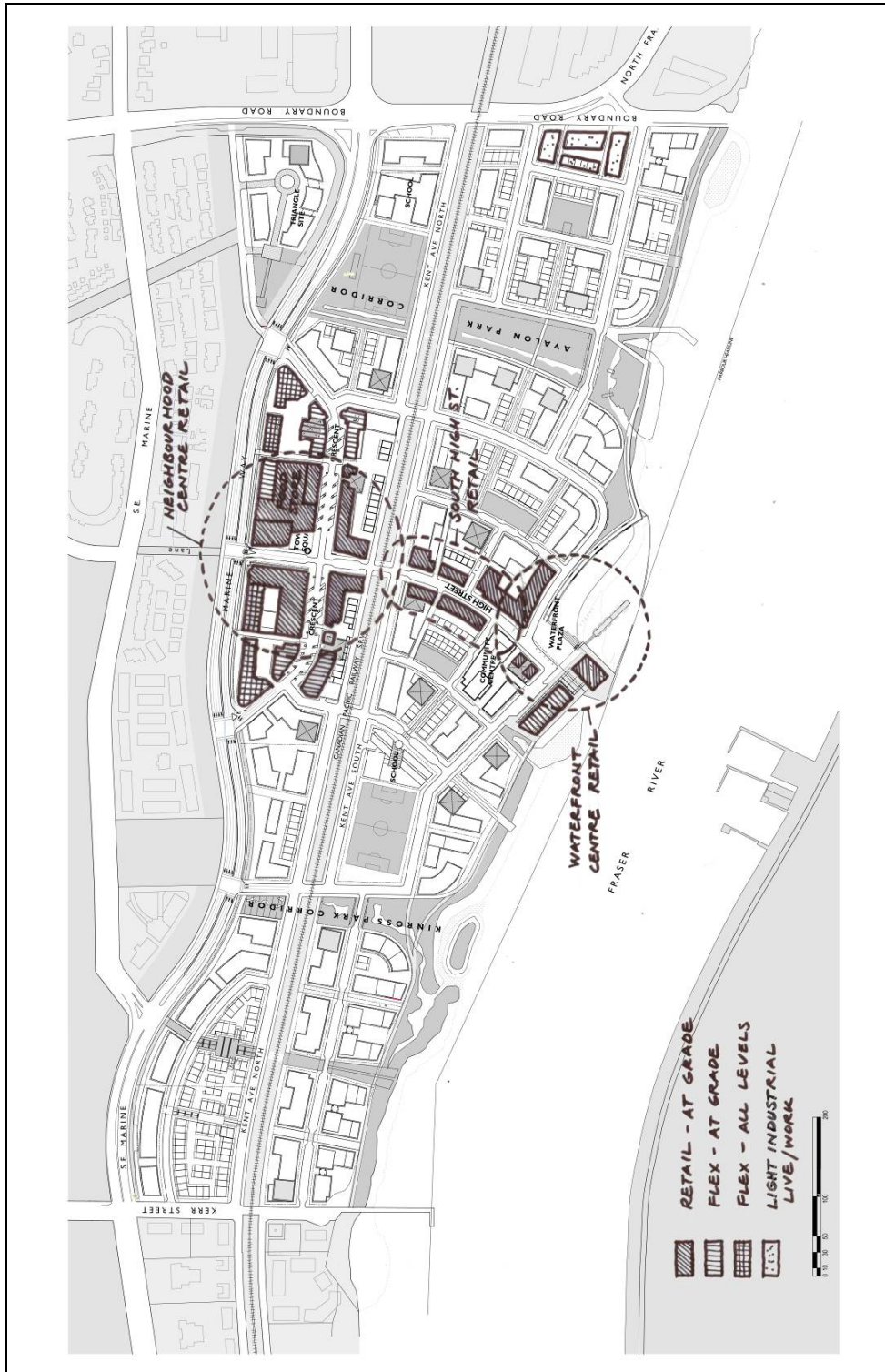


Figure 6: Cultural, recreational, and school uses

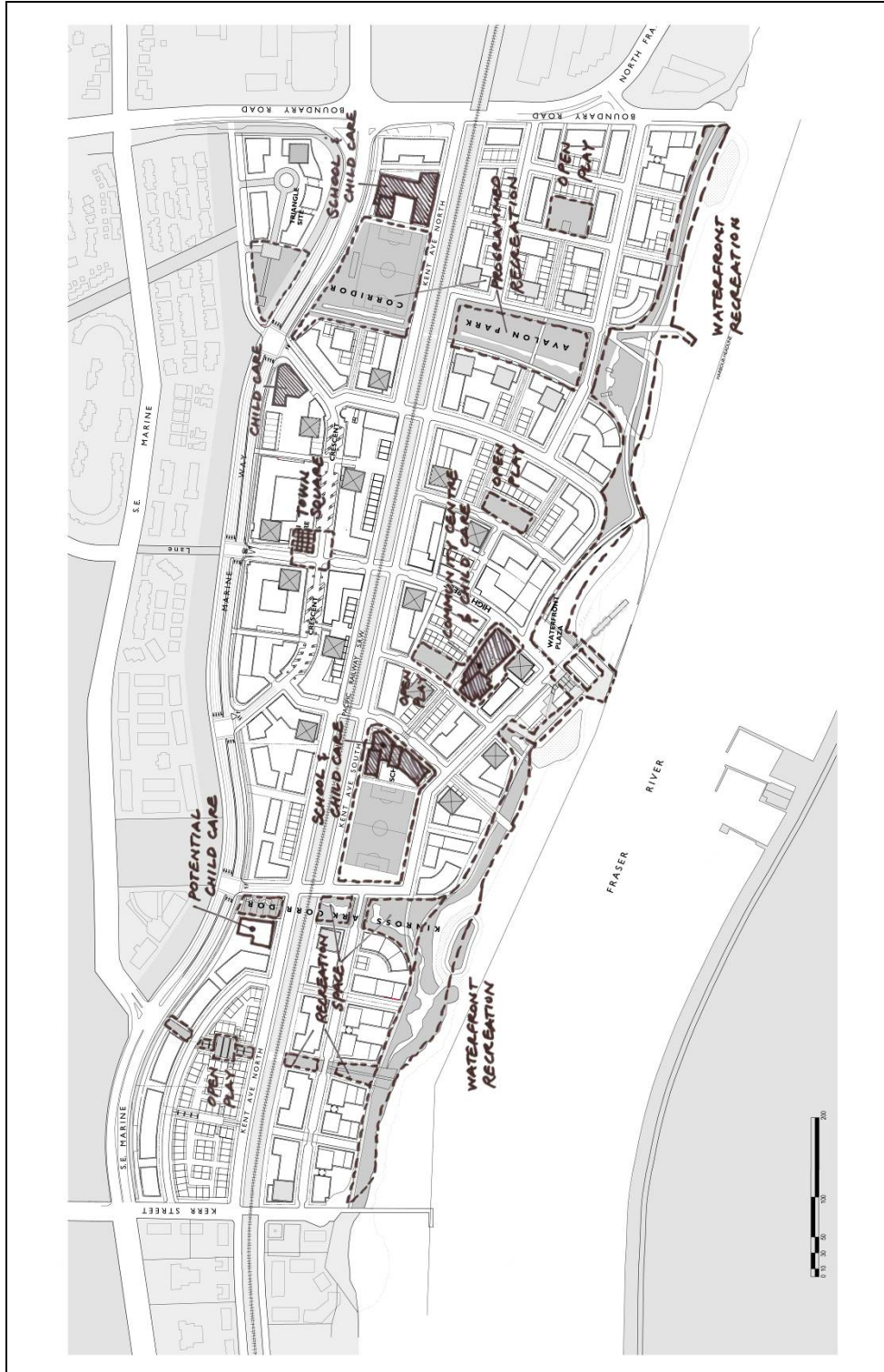
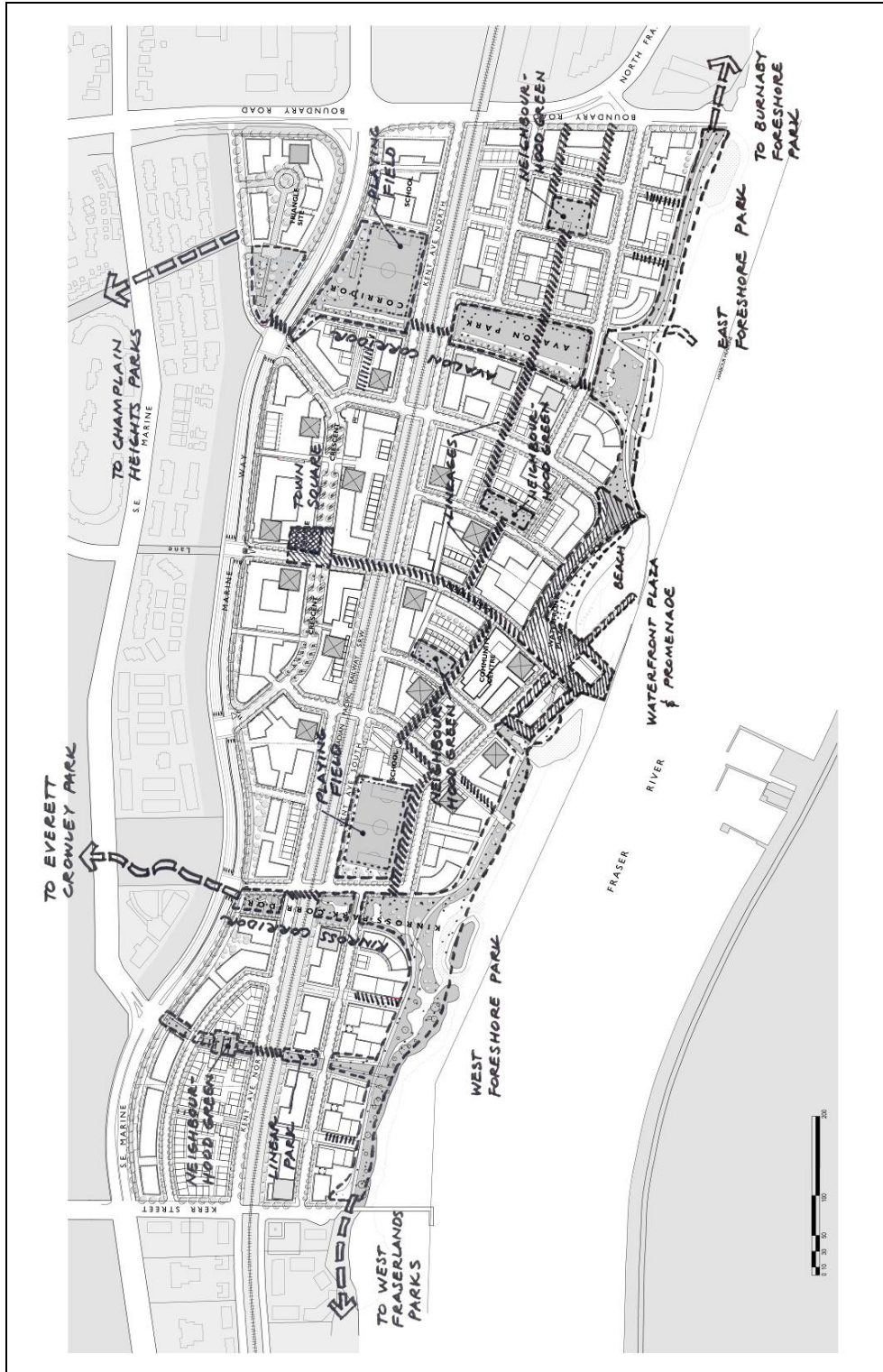


Figure 7: Parks and open space



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Figure 8: Maximum building heights



Figure 9: Optimum building heights

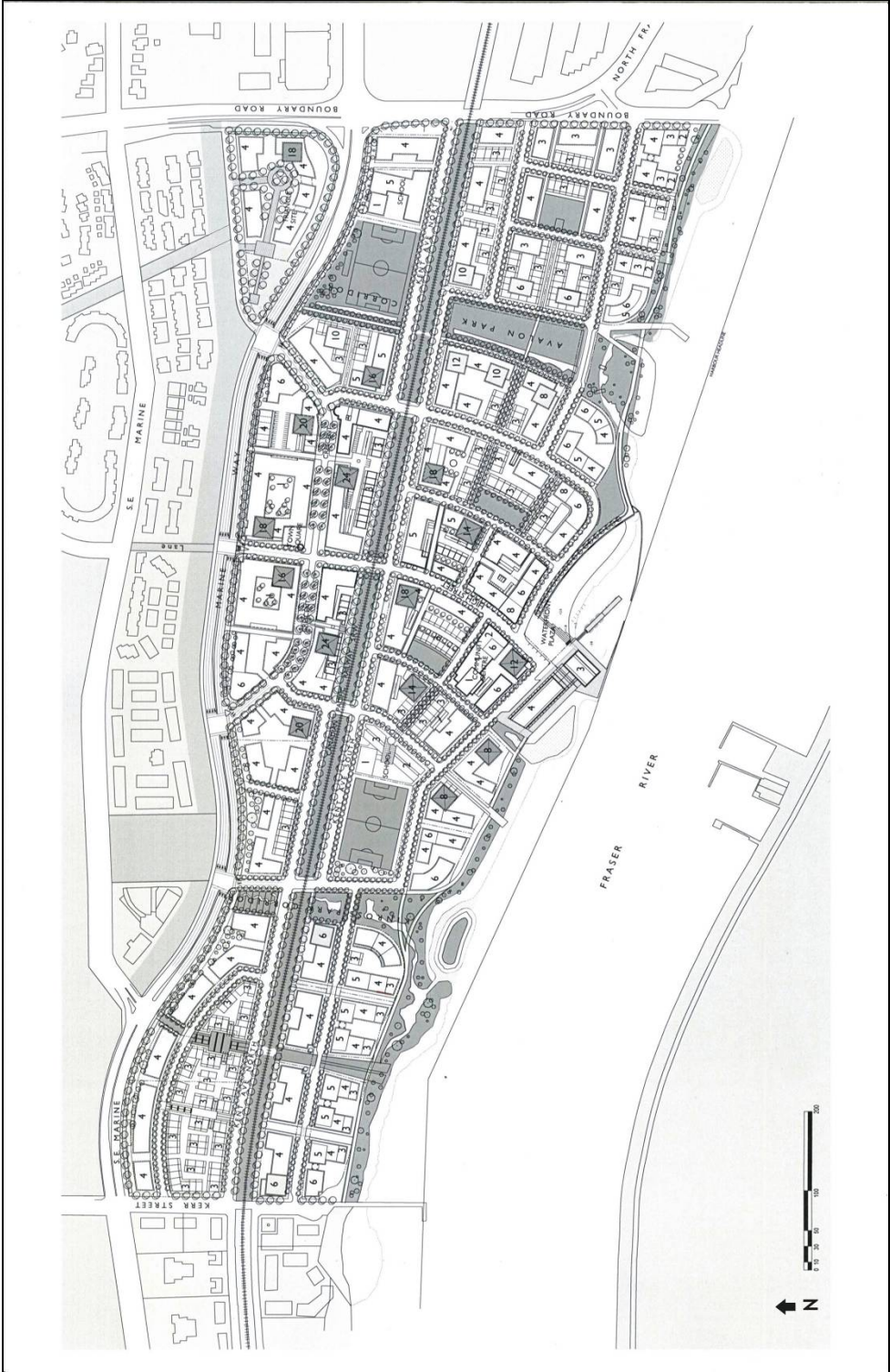


Figure 10: Public views

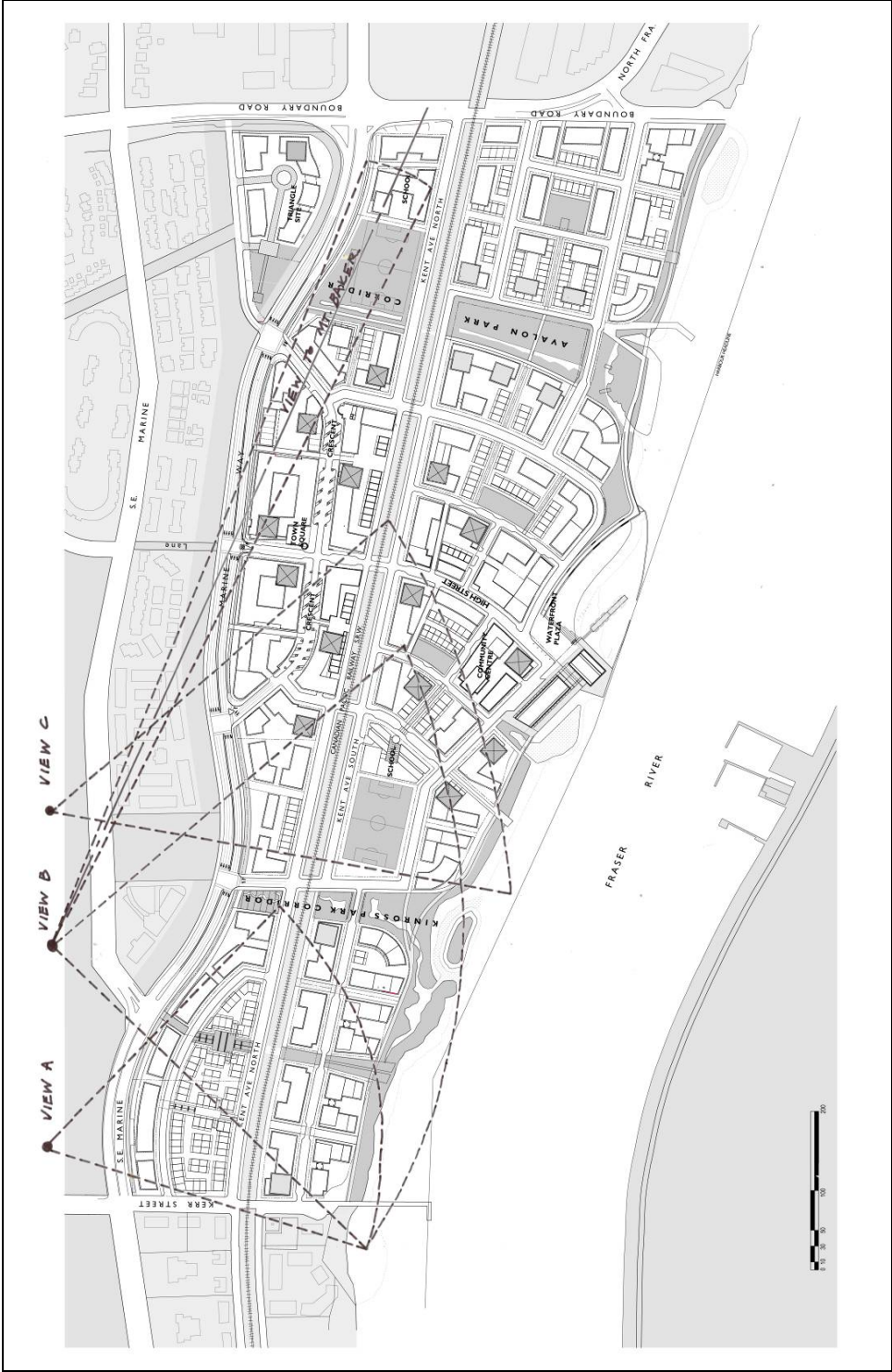


Figure 11: Pedestrian routes



Figure 12: Cycle routes



Figure 13: Transit

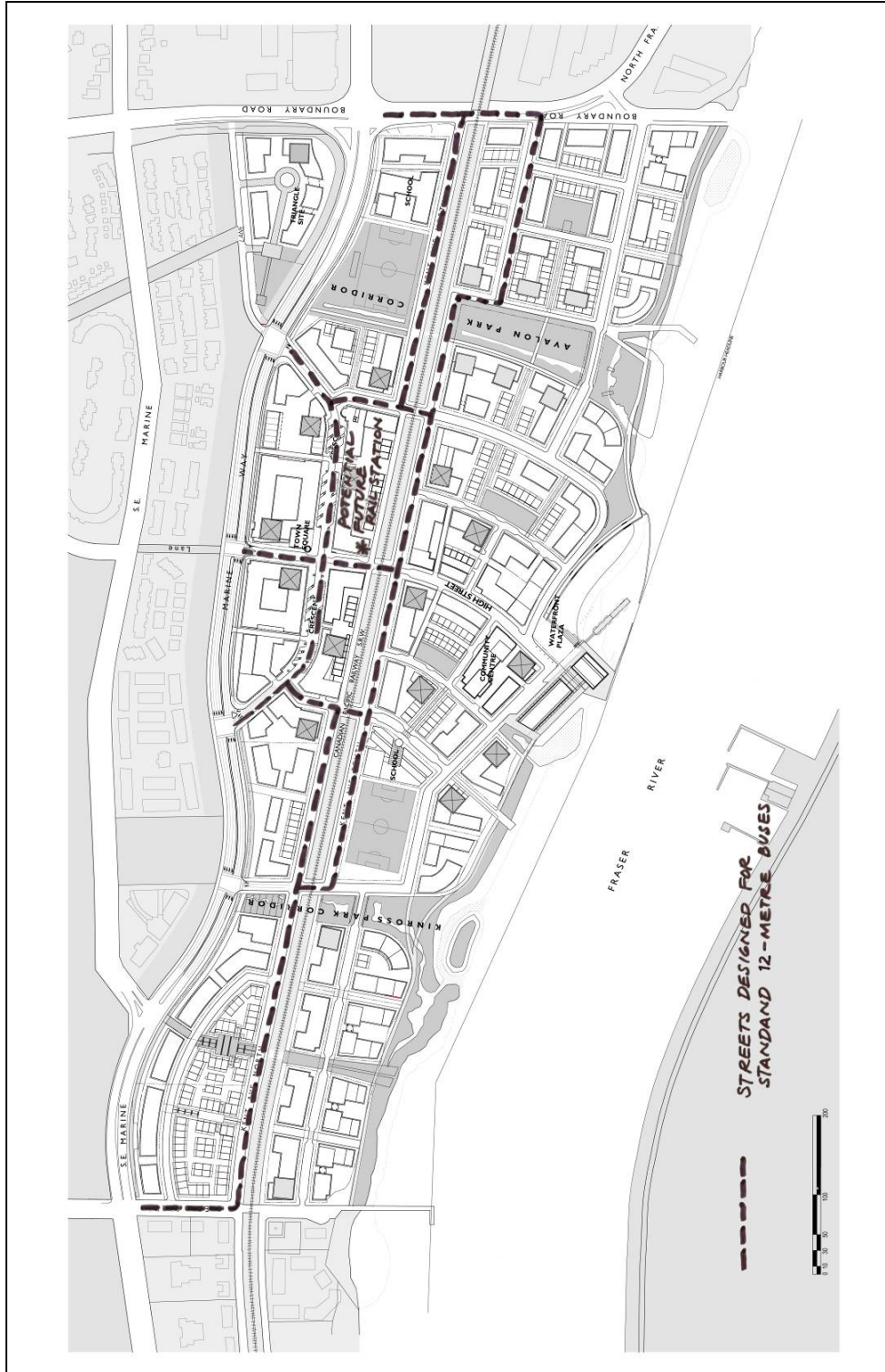


Figure 14: Street network



Figure 15: Rain water management



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Figure 16: Foreshore concept

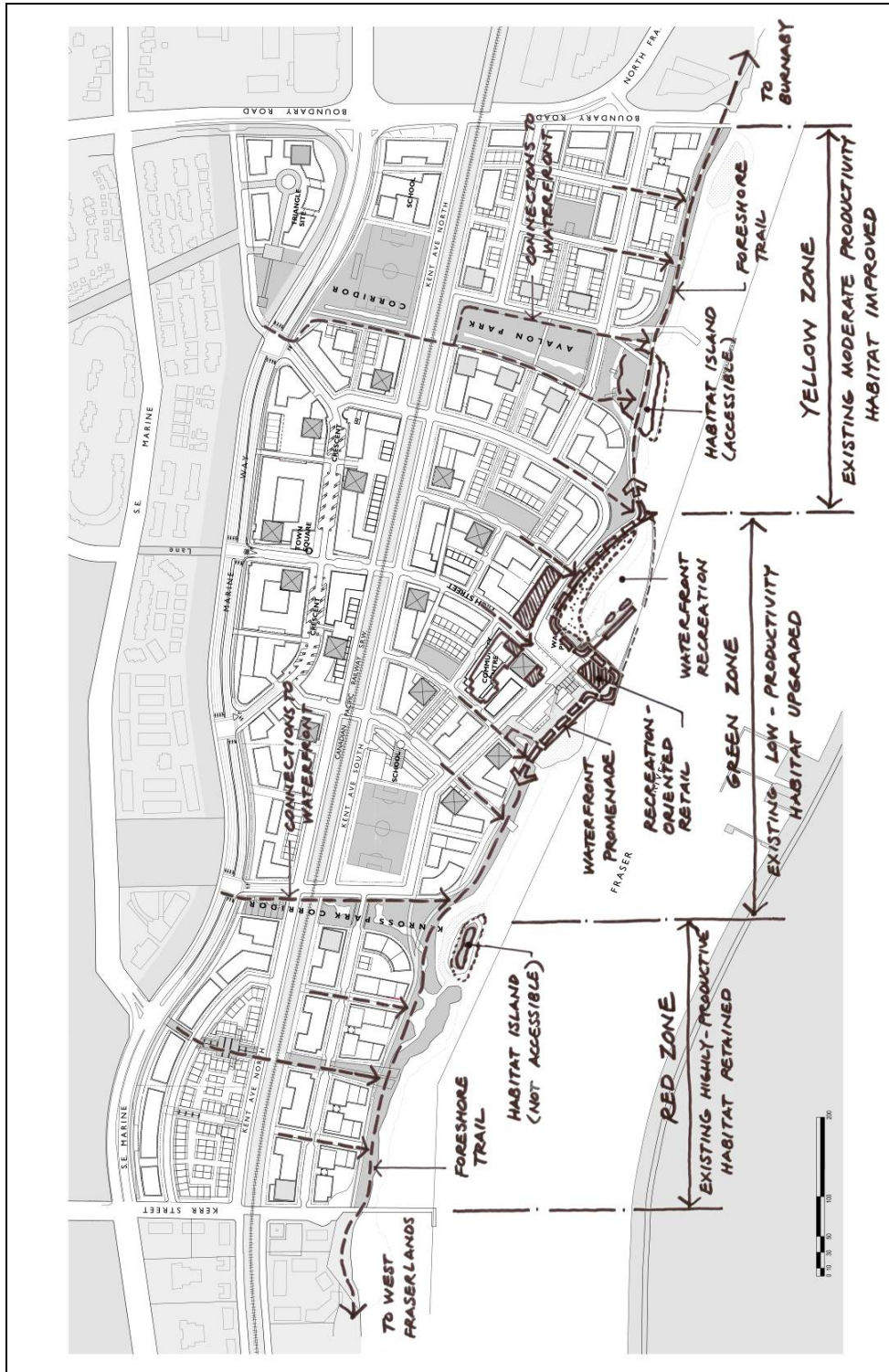


Figure 17: Affordable housing

