

EXPLANATION

**Building By-law amending by-law
re electrical vehicle charging**

The attached by-law will implement Council's resolution of July 9, 2009 to amend the Building By-law requirements for electrical vehicle charging in multi-family dwellings.

Director of Legal Services
October 20, 2009

BY-LAW NO. _____



A By-law to amend Building By-law No. 9419 regarding electric vehicle charging in multi-family dwellings and in mixed use building with a multi-family component

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

1. This By-law amends the indicated provisions of the Building By-law.
2. Council repeals the title - "Environmental Protection" - to Part 12 of Division B, and substitutes "Environmental Protection Regarding One-Family Dwellings, Two-Family Dwellings, and One-Family Dwellings with Secondary Suites".
3. After Part 12 of Division B, Council adds:

**"Part 13
Environmental Protection Regarding Multi-Family Dwellings**

Section 13.1. General

13.1.1. Application

13.1.1.1. Scope

1) The scope of this Part shall be as described in Subsection 1.3.3. of Division A except that this Part shall apply only to multi-family dwellings.

13.1.2. Definitions

13.1.2.1. Defined Terms

1) Words that appear in italics are defined in Article 1.4.1.2. of Division A.

13.1.3. Conflicts

1) In case of a conflict between any provision of this Part 13 and any other provision of this By-law, the Part 13 provision shall prevail.

Section 13.2. Energy Efficiency

13.2.1. Electric Vehicle Charging

EXPLANATION**A By-law to amend the
East Fraser Lands Official Development Plan By-law
re miscellaneous text amendments**

After the public hearing on September 16, 2008, Council resolved to amend the EFL ODP By-law to make miscellaneous text amendments to correlate the ODP with the proposed Town Square, Waterfront, and Park rezonings. The Director of Planning has advised that there are no prior-to conditions, and enactment of the attached by-law will implement Council's resolution. There are prior-to conditions attached to the three proposed rezonings which are not yet complete but staff is of the opinion that enactment of the within EFL ODP amending by-law will not impact the three proposed rezonings, and will clear the way for some further amendments which will be necessary to accommodate the proposed rezonings for Part 2 of the East Fraser Lands developments.

Director of Legal Services
October 20, 2009



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 “,”;
- (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
- (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:

Figure 3: Areas

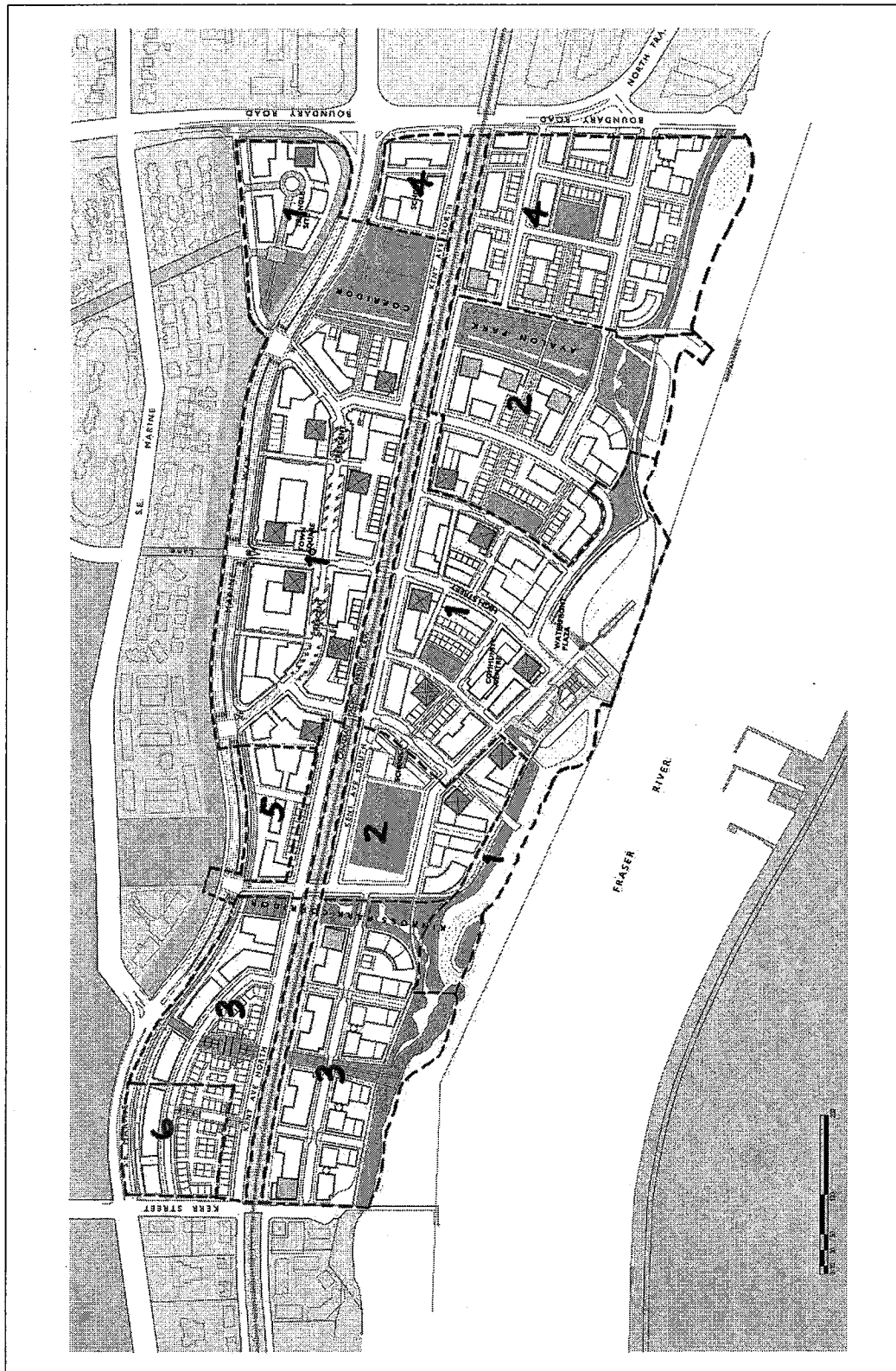


Figure 4: Residential Uses

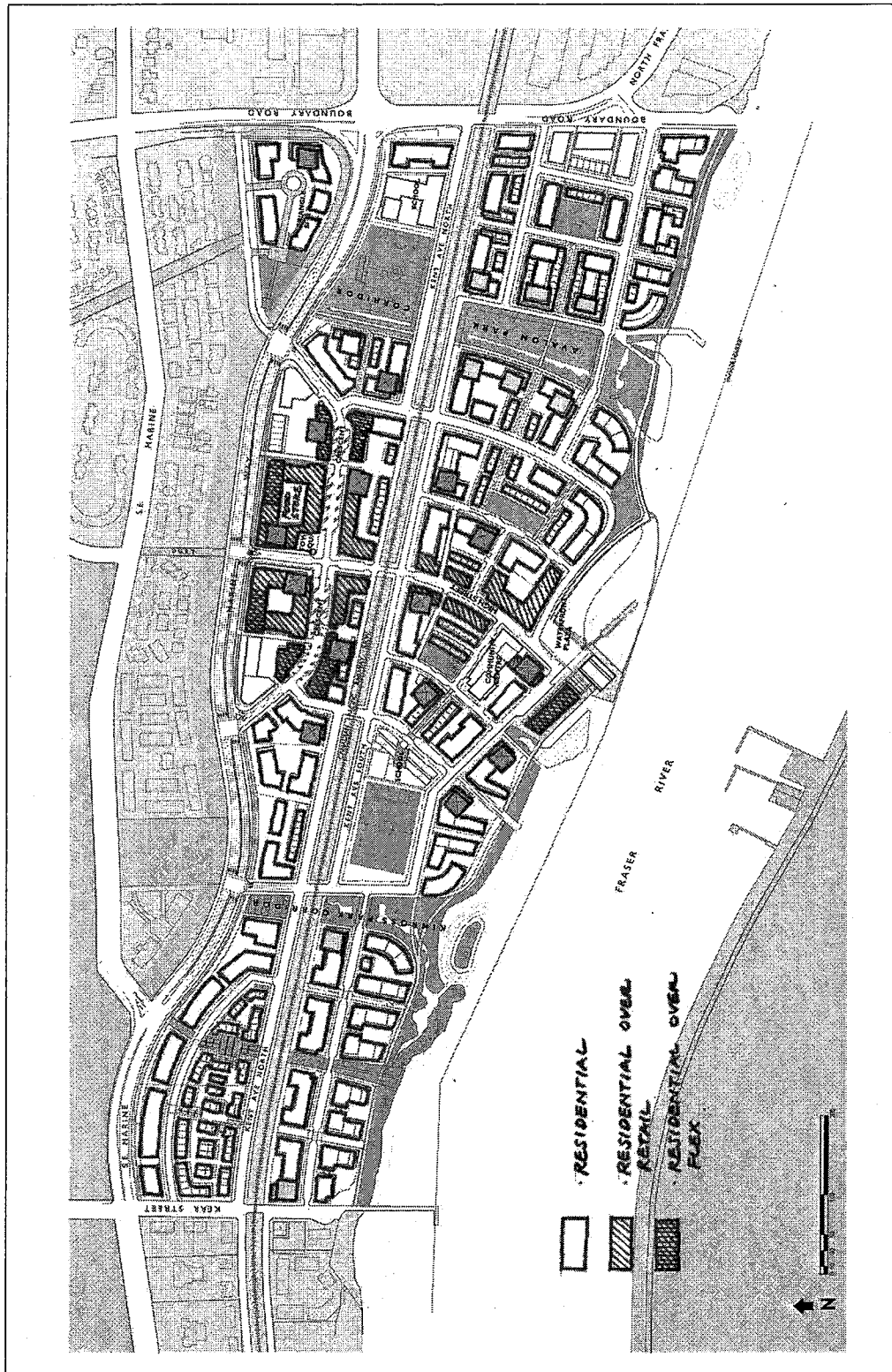


Figure 5: Retail, service, flex and light industrial live-work uses

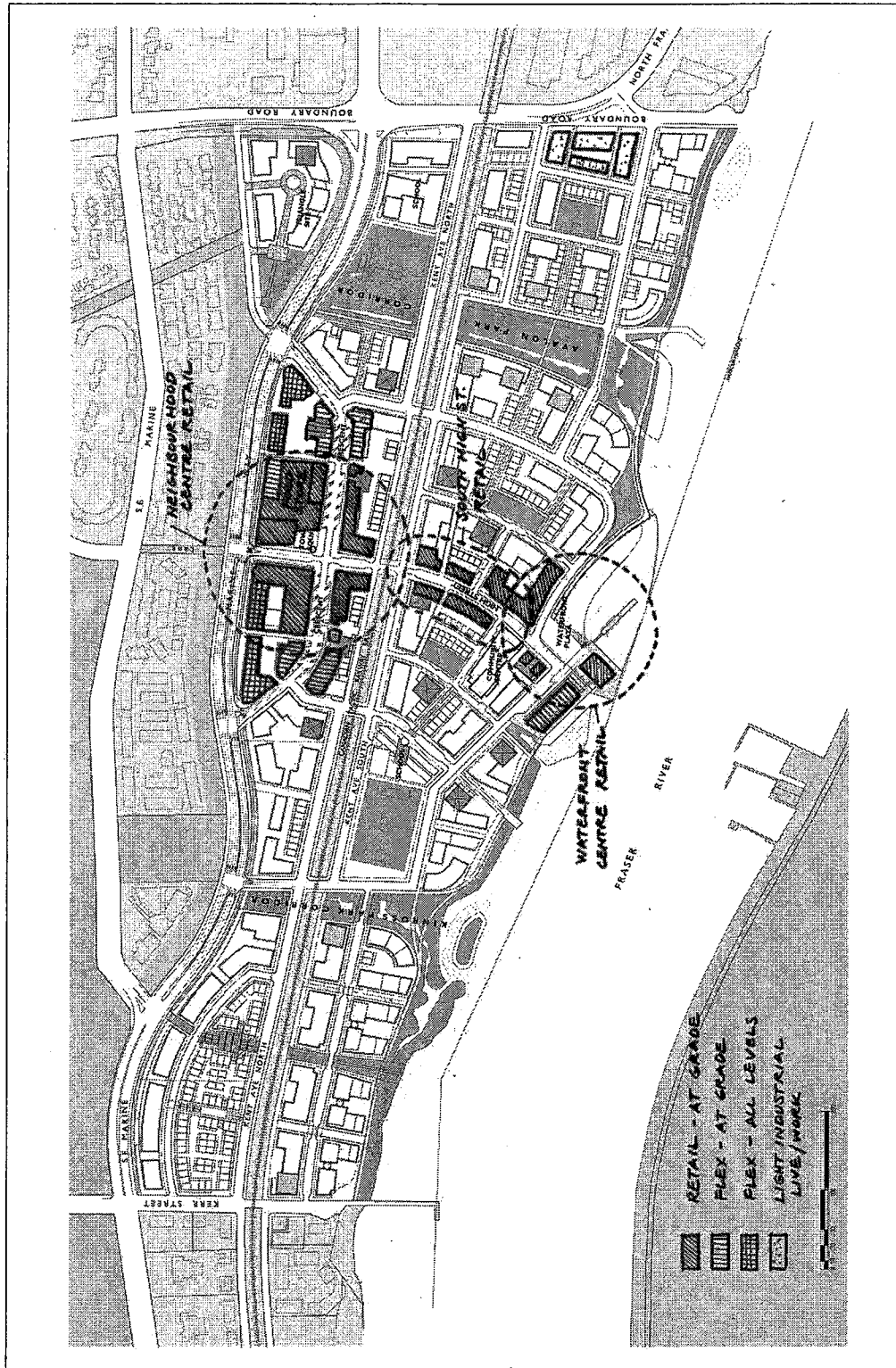


Figure 6: Cultural, recreational, and school uses

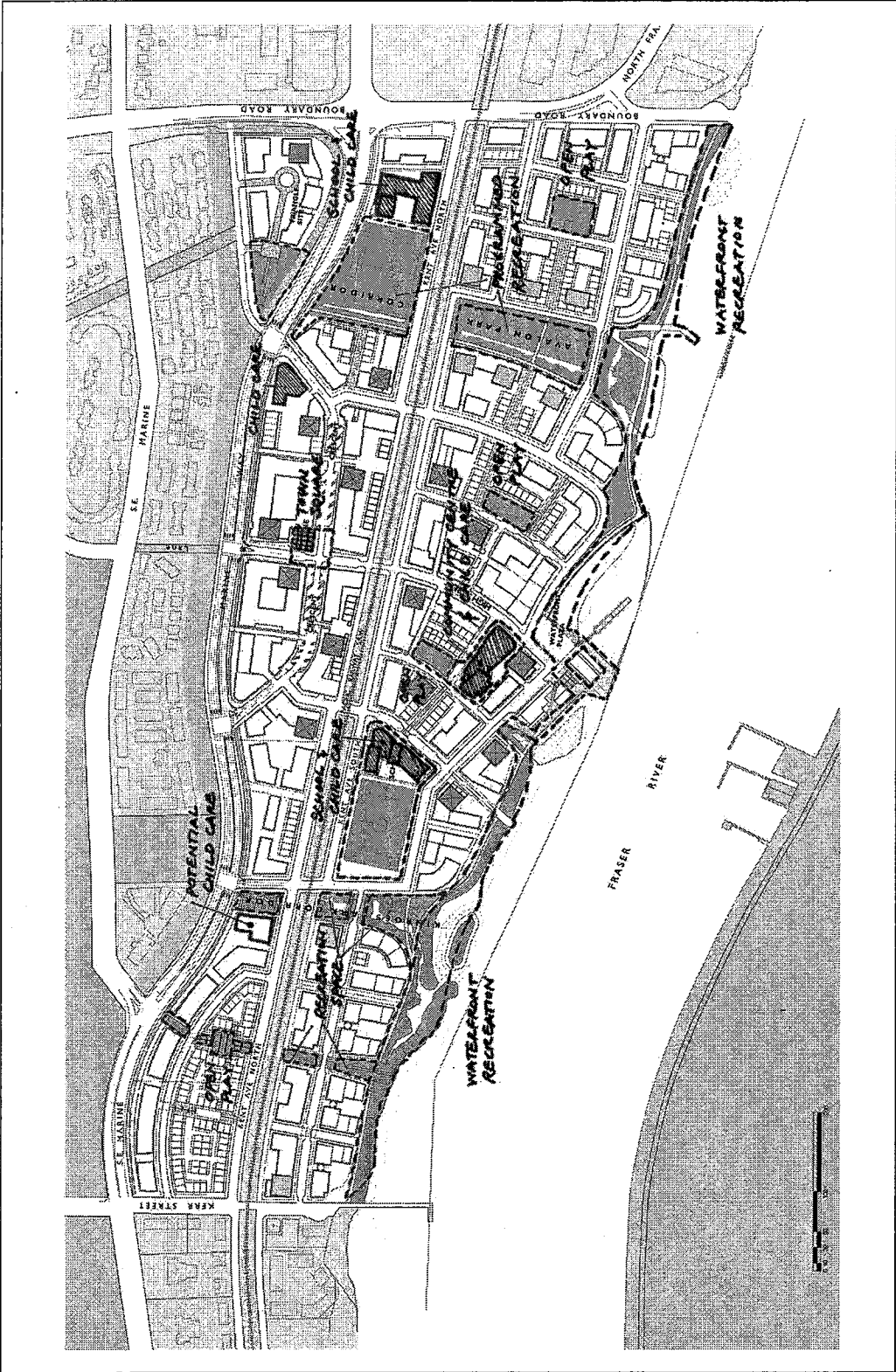


Figure 7: Parks and open space

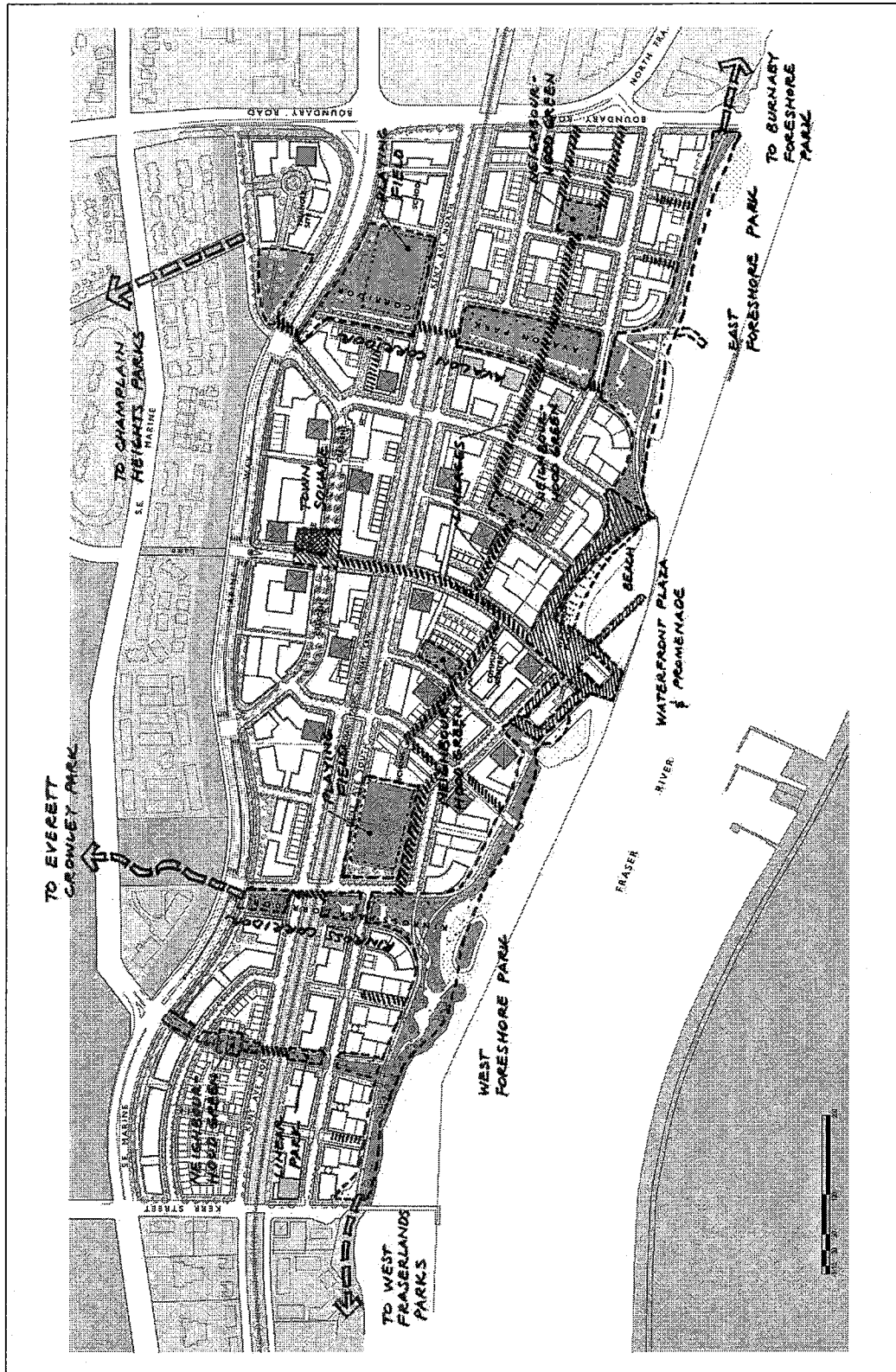


Figure 8: Maximum building heights

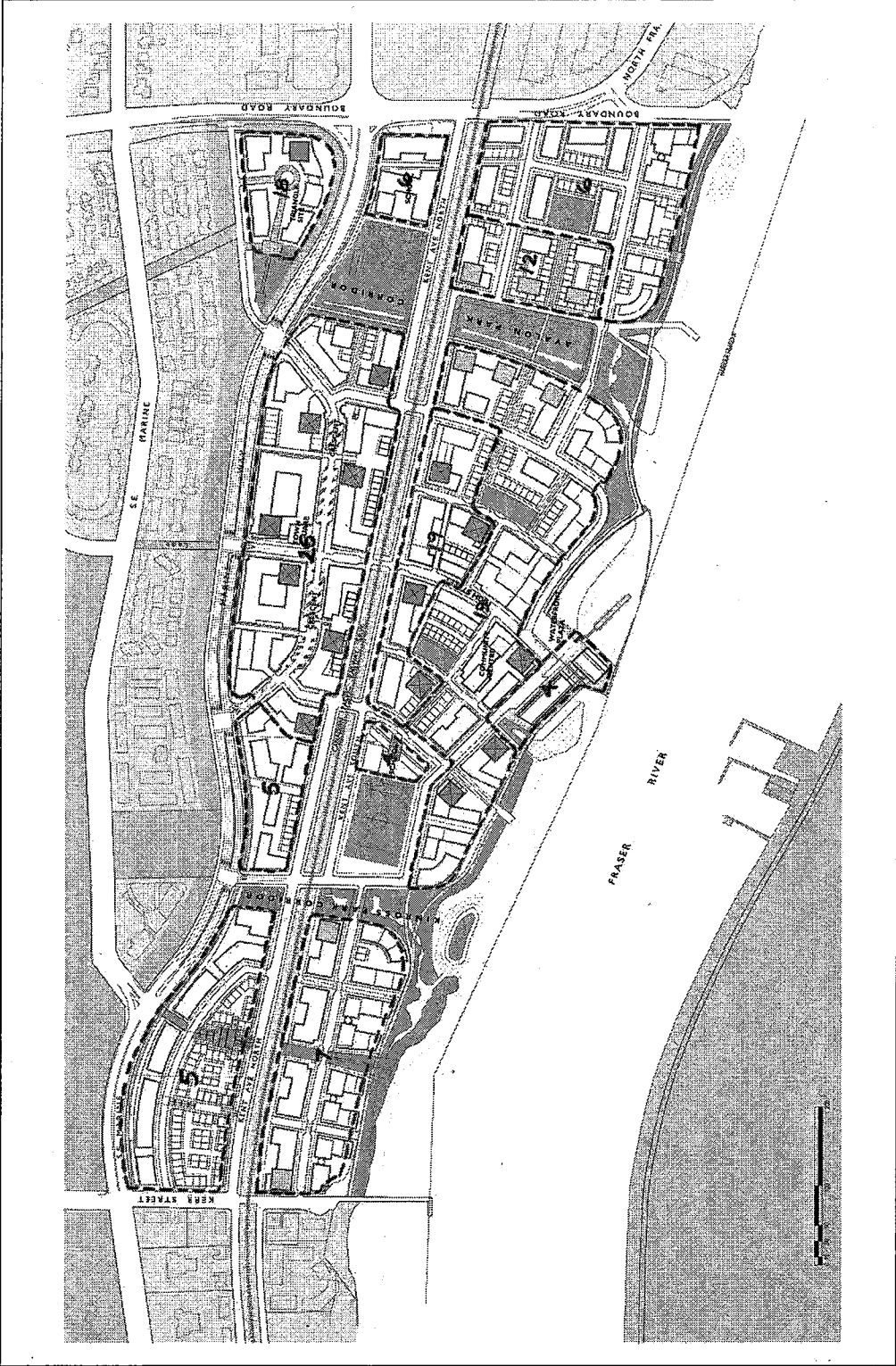


Figure 9: Optimum building heights

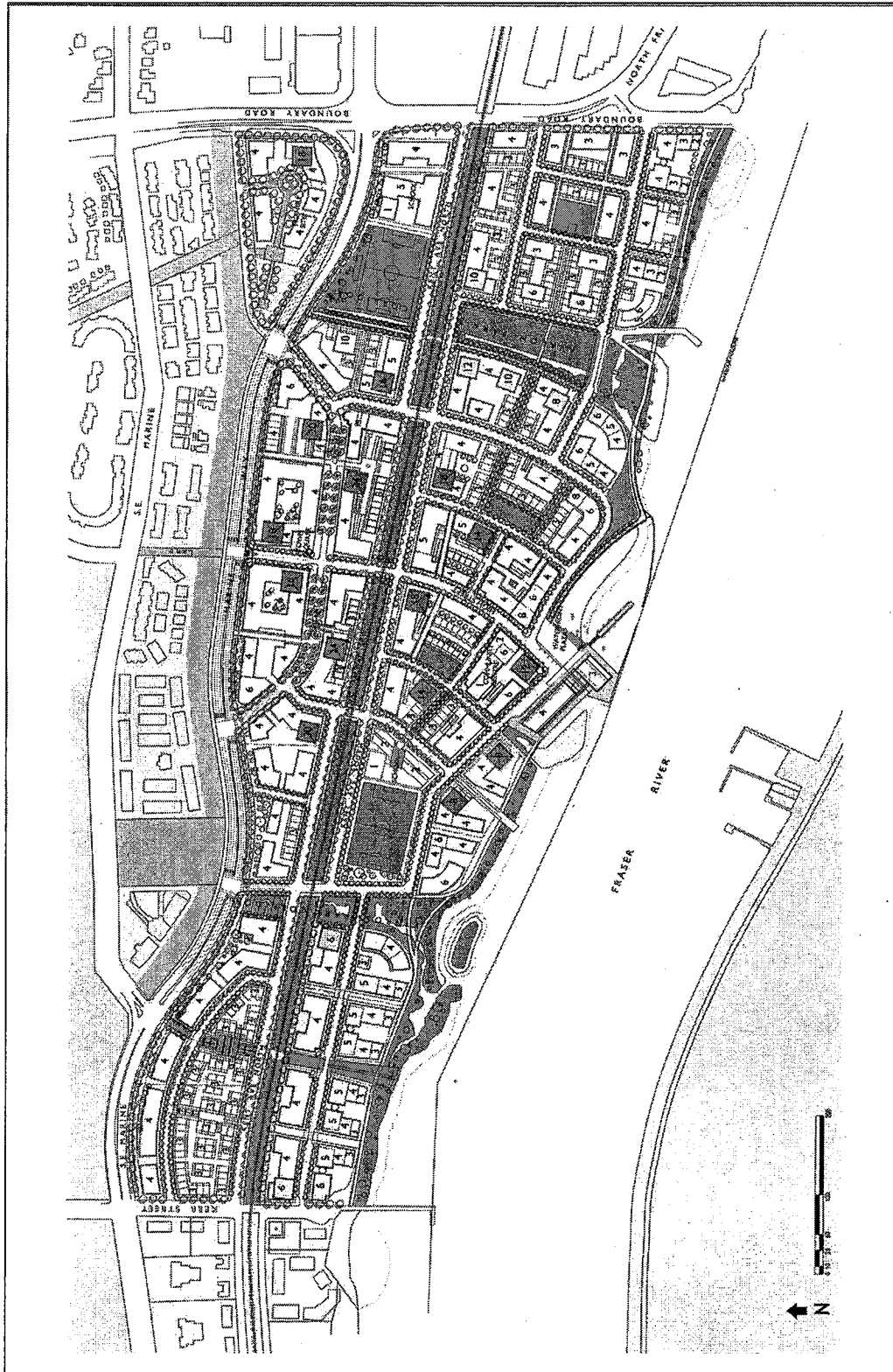


Figure 10: Public views

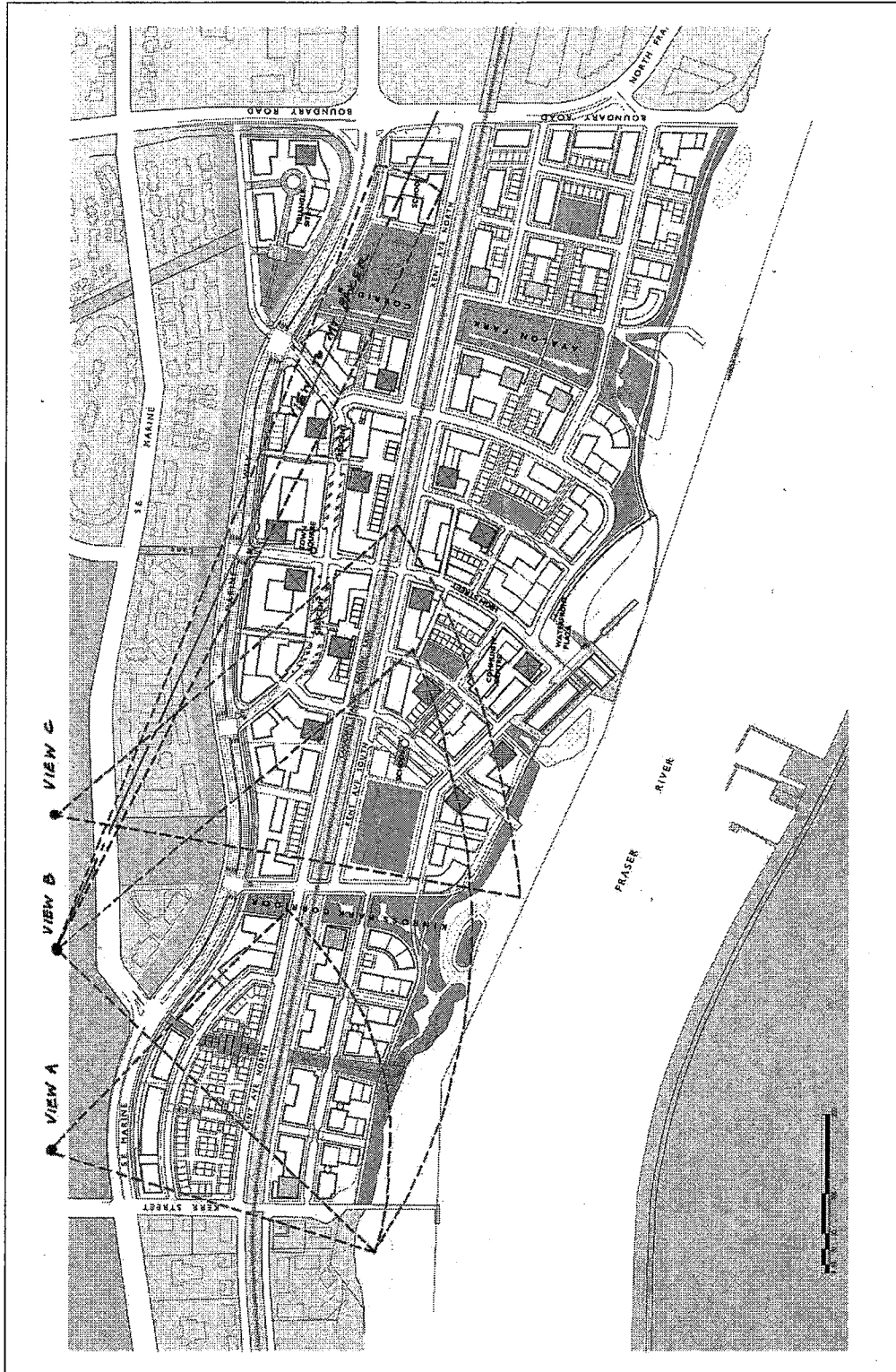


Figure 11: Pedestrian routes

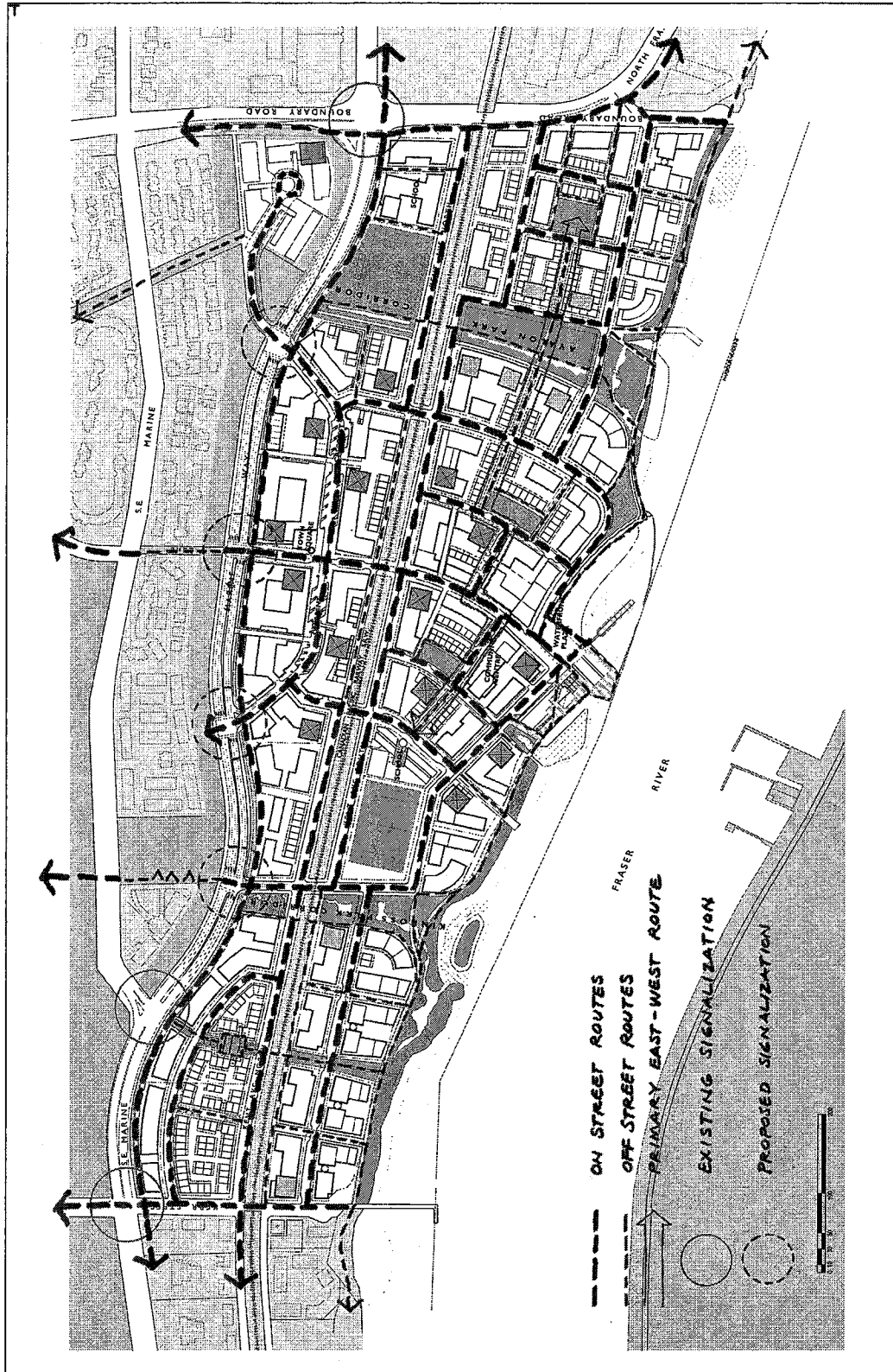


Figure 12: Cycle routes

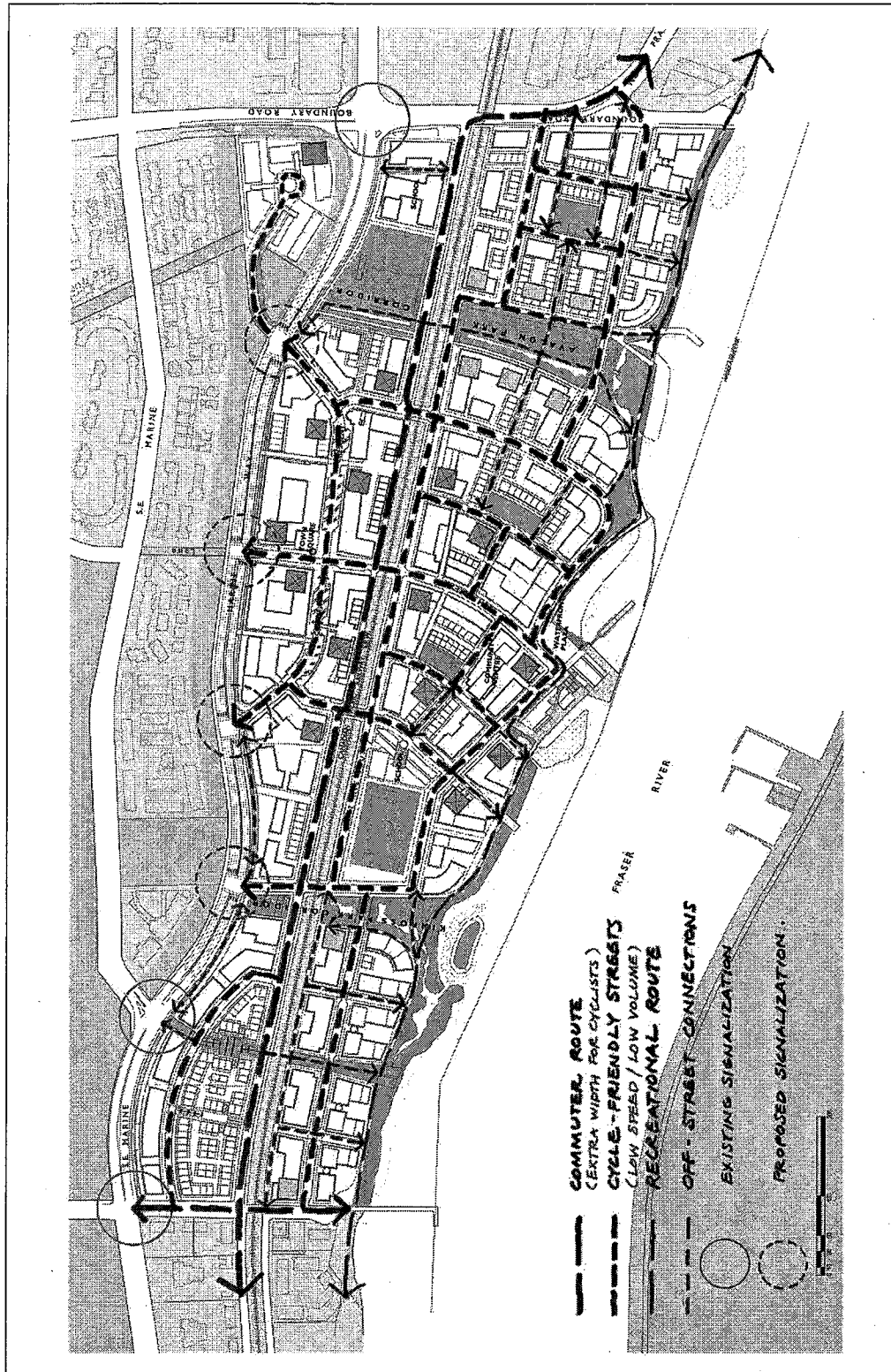


Figure 13: Transit

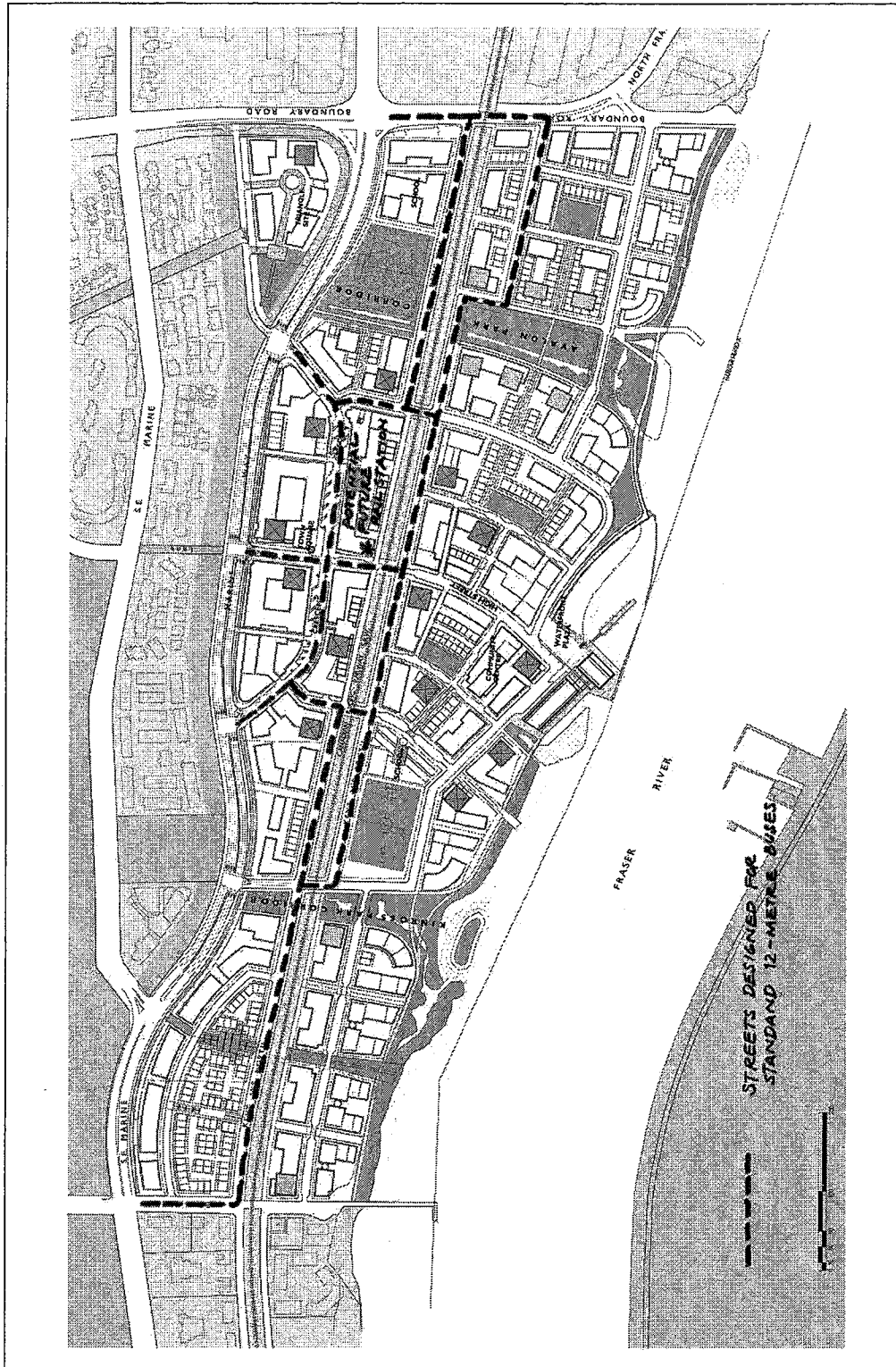


Figure 14: Street network

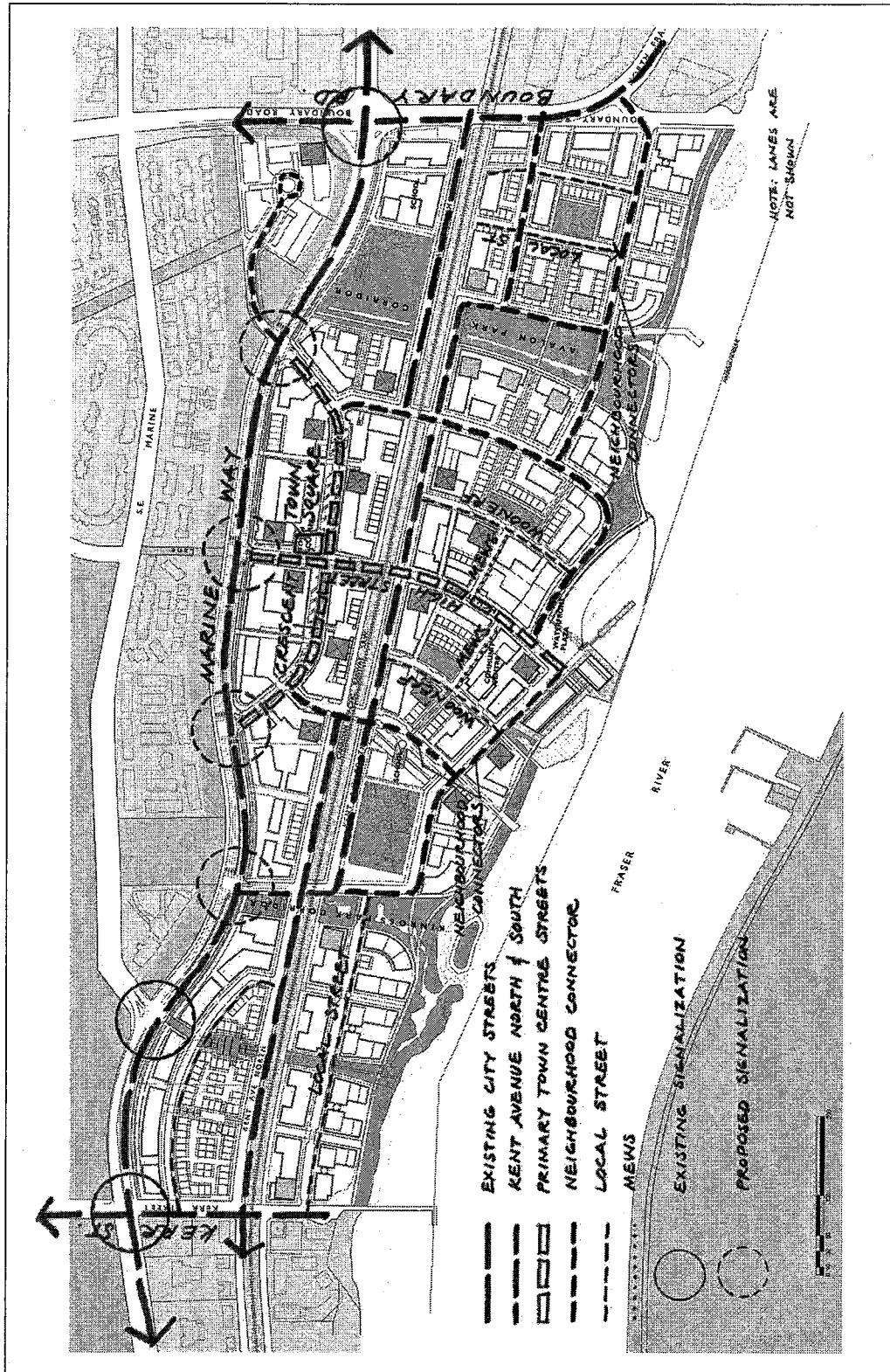


Figure 15: Rain water management

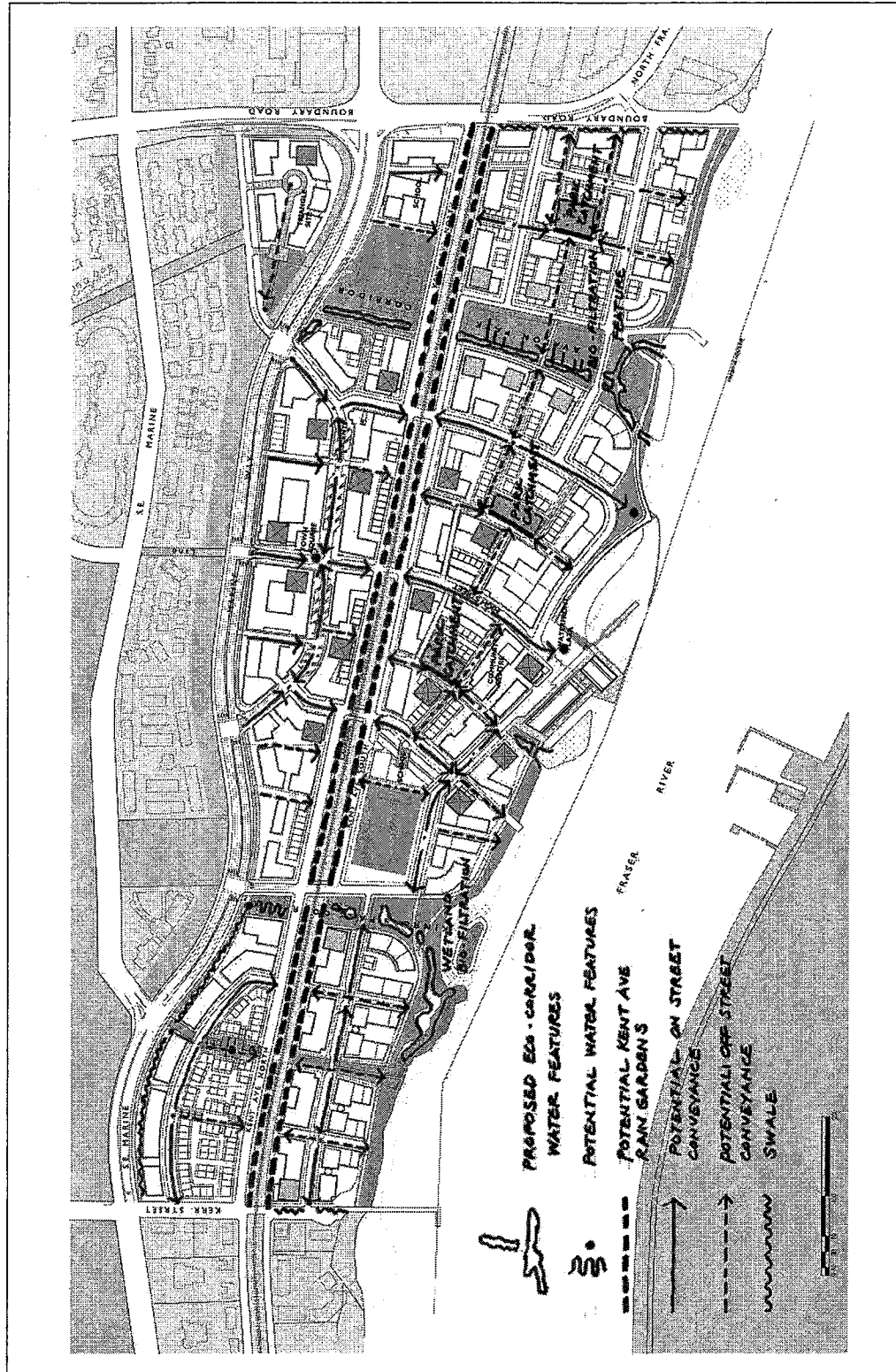


Figure 16: Foreshore concept

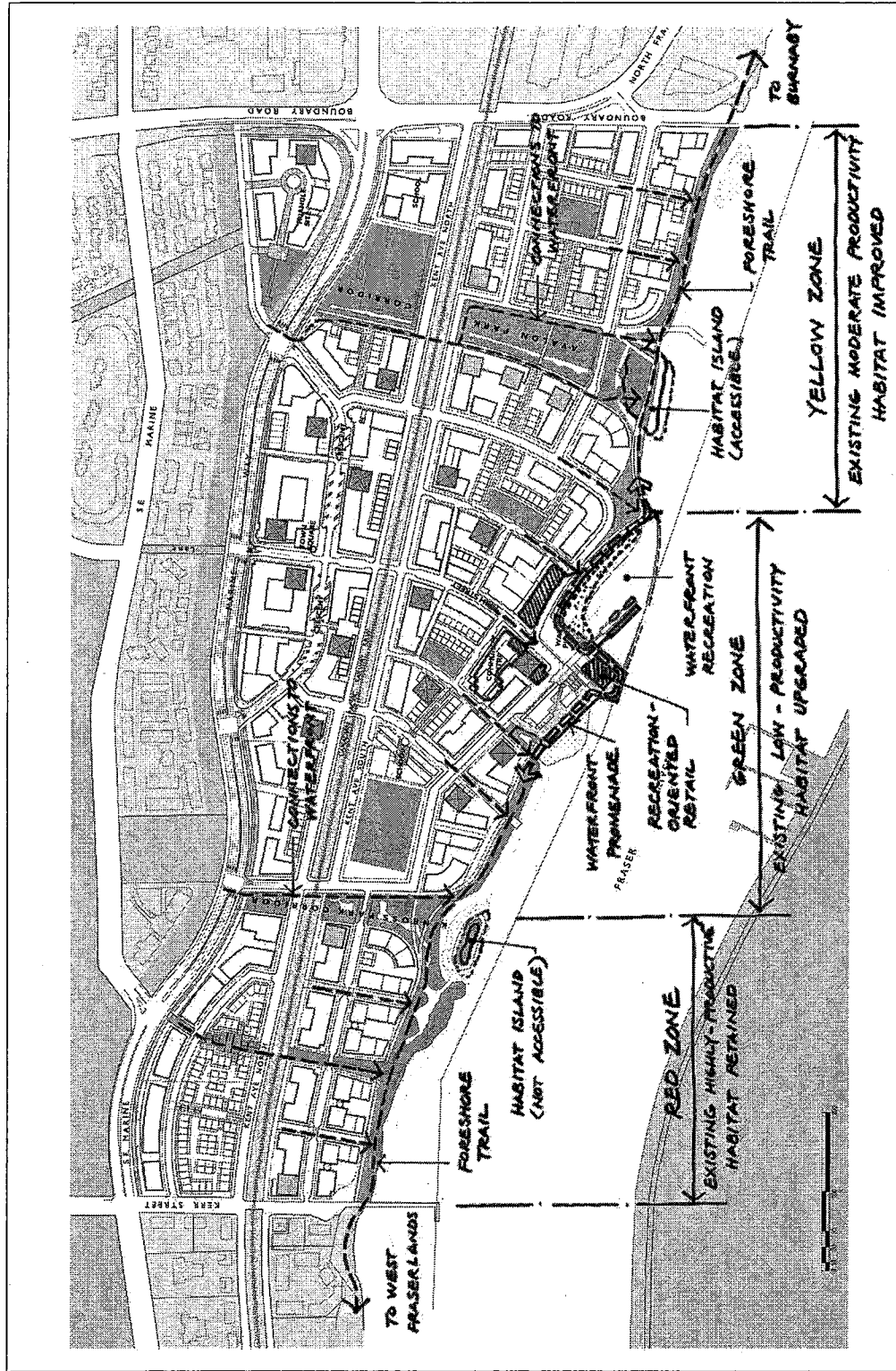
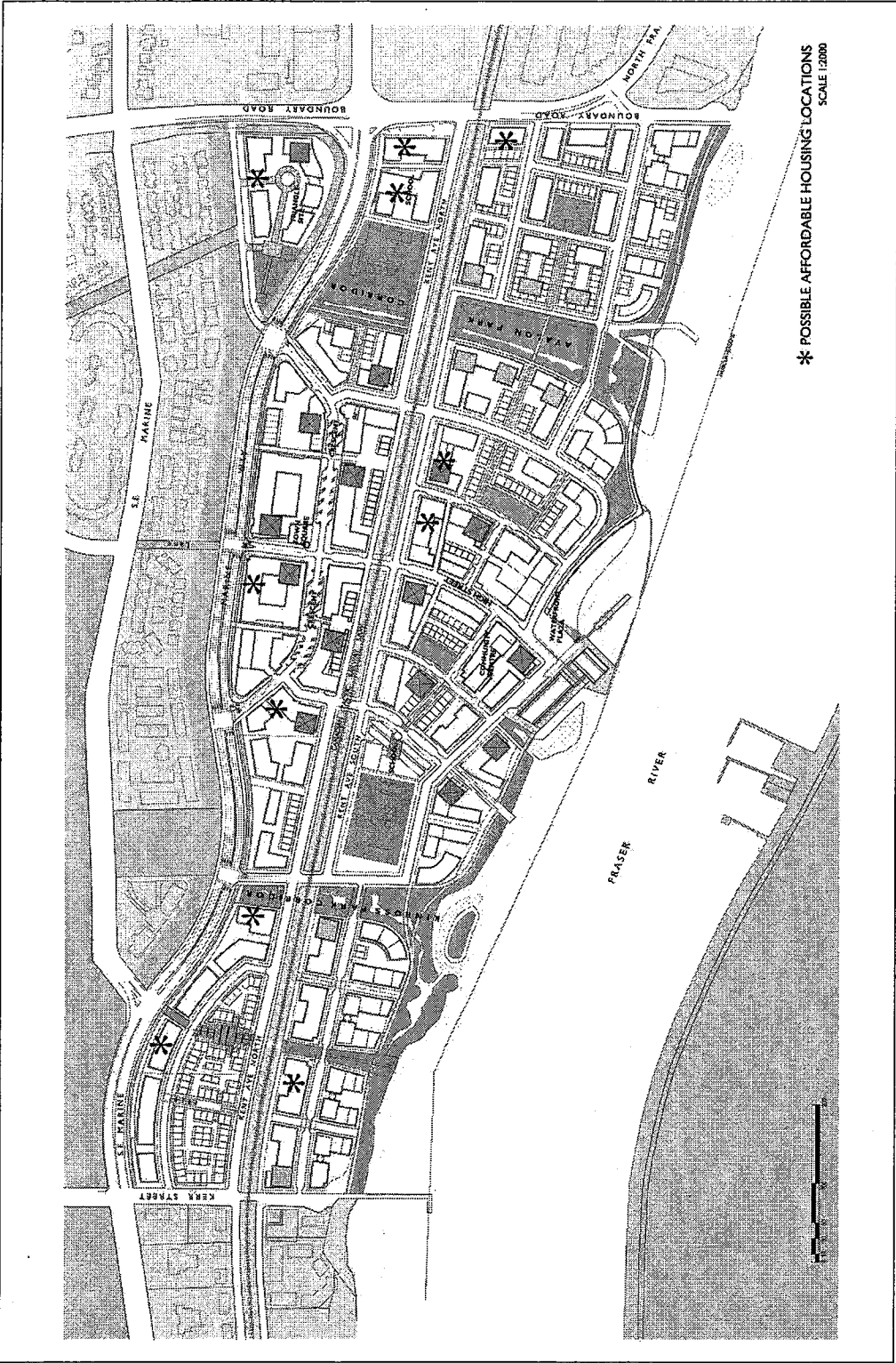


Figure 17: Affordable housing



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 _____, 2009

Mayor

City Clerk

EXPLANATION**A By-law to amend the
Downtown Official Development Plan By-law
regarding a Metro Core minor housekeeping amendment**

After the public hearing on April 21, 2009, Council, on May 5, 2009, resolved to amend the D ODP in connection with Metro Core Jobs and the Economy Land Use Plan, and, on June 16, 2009, enacted By-law No. 9896 to do so. That amending by-law did not delete area F as requested by Council, and this by-law corrects that oversight. The Director of Planning has advised that there are no prior-to conditions, and enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
October 20, 2009



BY-LAW NO. _____

**A By-law to amend Downtown Official
Development Plan By-law No. 4912 regarding a
Metro Core minor housekeeping amendment**

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

1. From subsection 2 of Section 1 of Downtown Official Development Plan By-law No. 4912, Council strikes out "F".
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2009

Mayor

City Clerk