

BY-LAW NO.

**A By-law to amend CD-1(498) By-Law No. 10194
East Fraser Lands Area 2 North Regarding Housekeeping Amendments**

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

1. This by-law amends the indicated provisions of CD-1 (498) By-law no. 10194 for East Fraser Lands Area 2 North.
2. In section 3.2, Council strikes out subsection (e)(v) and substitutes the following:

“(v) any development permit for an interim use has a time limit of five years, except that the Director of Planning or Development Permit Board may renew development permits for interim uses for subsequent terms of up to five years.”.
3. Council strikes out section 4.2 and substitutes the following:

“4.2 At least 15 394 m² of dwelling uses must be developed as affordable housing, as defined in the East Fraser Lands Official Development Plan By-law.”.
4. In section 5.1, Council strikes out “38 414 m²” and substitutes “41 773 m²”.
5. Council strikes out section 7 and substitutes the following:

“**7 Parking, loading, and bicycle spaces**

Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law, except that:

 - (a) there must be, with respect to loading spaces, Class A, for all residential uses, at least 0.01 loading space, Class A for each dwelling unit, and any number equal to or greater than 0.5 is to count as one loading space, Class A;
 - (b) there must be, with respect to loading spaces, Class B, for all residential uses, at least 0.005 loading spaces, Class B for each dwelling unit, and any number equal to or greater than 0.5 is to count as one loading space, Class B; and
 - (c) where off-street parking associated with individual dwelling units on development parcels 2/4 or 6 has surface access, the Director of Planning, in consultation with the General Manager of Engineering Services, may allow tandem parking stalls, each of which is to count as

two parking spaces, to a maximum of 50% of the dwelling units on parcels 2/4 and 6.”.

6. 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.

7. 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