

BY-LAW NO.

**A By-law to amend East Fraser Lands
Official Development Plan By-law No. 9393
Regarding Amendments for new Community Centre Site,
Affordable Housing, and Housekeeping Amendments**

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

1. This by-law amends the indicated provisions of East Fraser Lands Official Development Plan By-law No. 9393.
2. In section 5.1 of the Table of Contents, Council:
 - (a) inserts the following as section 5.1.6:

“5.1.6 Sea level rise and flood management”; and
 - (b) renumbers the remaining sections in section 5.1 of the Table of Contents accordingly.
3. In section 7 of the Table of Contents, Council adds the following in the correct numerical order:

“Figure 17: Affordable housing
Figure 18: Development phases
Figure 19: Community centre and waterfront plaza”.
4. In section 3.3, Council strikes out “719 650 m²” and substitutes “724 779 m²”.
5. In subsection 3.5.1(b), Council strikes out “671 400 m²” and substitutes “676 529 m²”.
6. Council strikes out section 3.5.8 and substitutes the following:

“3.5.8 As development is to occur over many years, interim land uses that are compatible with adjacent development, are easily removable and of low intensity or low in capital development, do not result in a risk to the public from contaminated soils, and are subject to development permits limited to five years may be permissible in the areas. The Development Permit Board or Director of Planning may renew development permits for interim uses for subsequent terms of up to five years.”.

7. In subsection 4.3.1(d), Council strikes out “11 storeys” and substitutes “15 storeys”.
8. In section 4.3.4, Council strikes out “11 storeys” and substitutes “15 storeys”.
9. In section 5.1, Council:

- (a) inserts a new section 5.1.6 as follows:

“Sea level rise and flood management

5.1.6 Each re-zoning is to incorporate measures to mitigate the impacts of climate change and sea level rise into the design of buildings and surrounding landscaping, and the design of the foreshore parks and greenway, and:

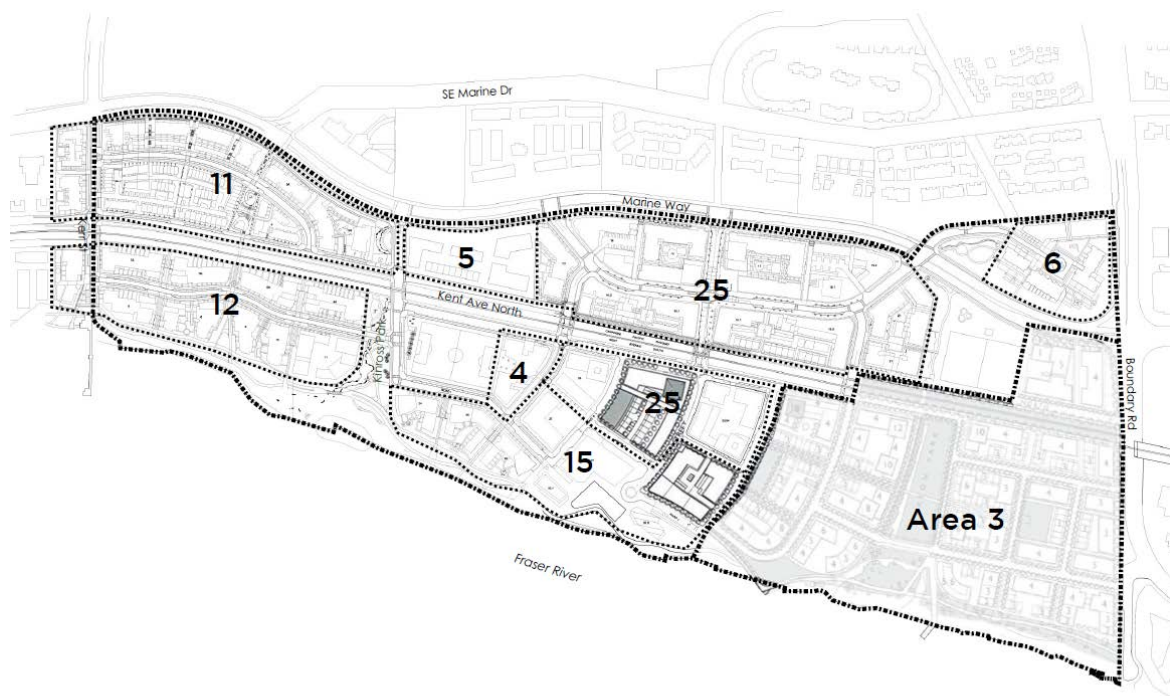
- (a) with respect to development, all buildings are to comply with the Vancouver Building By-Law except that:
 - (i) all buildings, except those existing as of [date of enactment] are to be designed to meet or exceed the area specific Flood Construction Level (FCL), at the time of building permit issuance, which is currently set at a minimum of 4.8 m, and
 - (ii) all buildings are to be set back:
 - (A) a minimum of 7.5 m from floodwalls in the central neighbourhood, or
 - (B) 15 m to 30 m from the high water mark, except in the eastern neighbourhood where buildings are to be set back a minimum of 30 m,

and may include an additional building setback considering building use and adjacencies;

- (b) is to integrate continuous shoreline protection infrastructure from Boundary Road to Kerr Street that achieves a crest height of 4.8 m and incorporates soil densification where required;
 - (c) is to future-proof the design of the shoreline and flood protection works to allow for at least 1m of additional sea level rise by 2100; and
 - (d) may require statutory rights-of-way in favour of the City for shoreline and flood protection works, to be determined at the time of each rezoning.”; and
- (b) renumbers the remaining sections in section 5.1 accordingly.

10. In section 6.1.1, Council:
 - (a) in subsection (a), strikes out “306 802 m²” and substitutes “299 528 m²”;
 - (b) in subsection (e), adds the words “adjacent to a waterfront plaza generally as illustrated in Figure 19” after “a community centre consisting of at least 2 790 m²”, and
 - (c) in subsection (i), strikes out “12%” and substitutes “12.9%”.
11. In section 6.1.2, Council:
 - (a) in subsection (a), strikes out “145 157 m²” and substitutes “157 560 m²”; and
 - (b) in subsection (g), strikes out “13.8%” and substitutes “14.8%”.
12. In subsection 6.1.3(f), Council strikes out “27.3%” and substitutes “25.1%”.
13. In section 7, Council strikes out Figure 8 and substitutes the following:

“



”

14. In section 7, Council strikes out Figure 9 and substitutes the following:

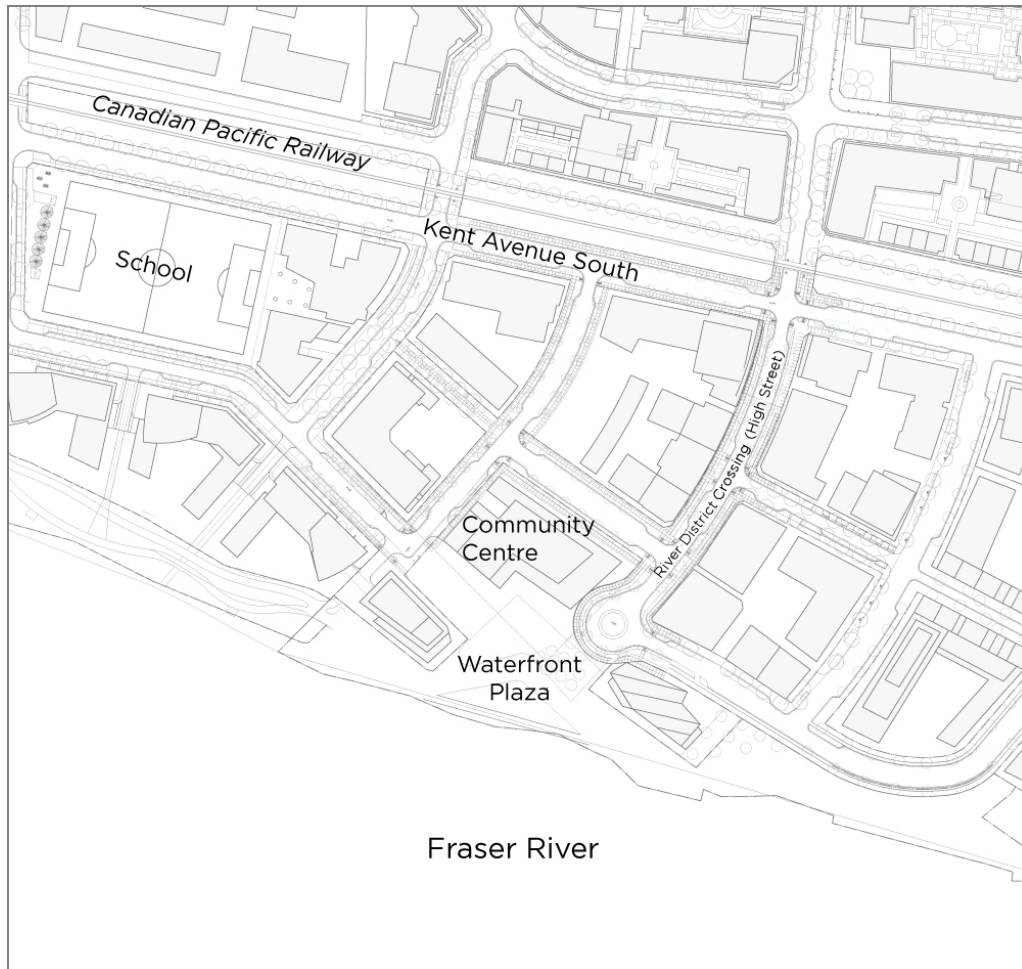
“



”

15. In section 7, Council adds a new Figure 19 as follows:

“Figure 19. Community centre and waterfront plaza



”.

16. 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.

17. 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