

BY-LAW NO.

**A By-law to amend False Creek Area
Development Plan for Area 10B By-law No. 5478**

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

1. This By-law amends the indicated provisions of Schedule A of the False Creek Area Development Plan for Area 10B By-law No. 5478.
2. Council strikes out the table under the Land Use and Development section and substitutes the following:

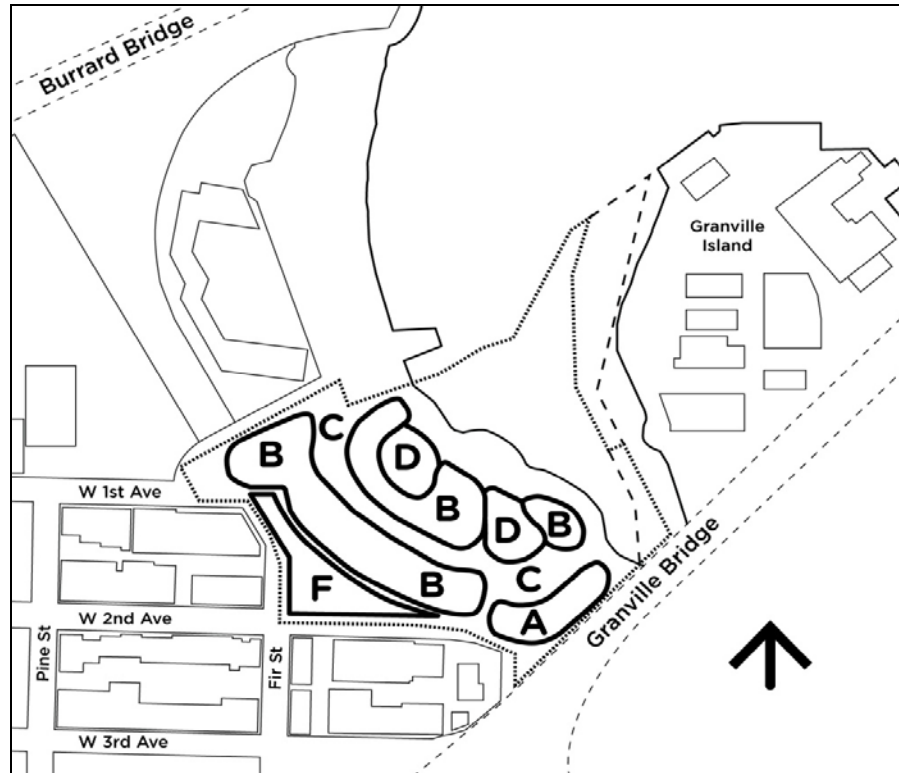
“

Sites	Site Area (Acres)	Site Area (Hectares)	Built Area (Acres)	Built Area (Hectares)	Uses
A	1.0 max.	(0.405) max.	0.83 max.	(0.336) max.	Mixed Use
B	3.5 max.	(1,416) max.	2.30 max.	(0.931) max.	Residential/ Community
C	1.8 min.	(0.728) min.	0	0	Public Open Space
D	1.0 min.	(0.405) min.	0	0	New Water Bay
E	0.291 max.	(0.118) max.	0	0	Rights of Way and other Residual Areas
F	0.809 max.	(0.327) max.	0.512 max.	0.21 max.	Mixed Use

”

3. Council strikes out Diagram 2 and substitutes the following:

“Diagram 2



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4. Following the View of Development Plan section, Council adds the following:

“Site F Development

Notwithstanding the sections entitled “Building Heights”, “Public Open Space and Pedestrian Circulation”, “Vehicular Circulation and Parking”, “Water Area”, “Development Plan”, and “View of Development Plan”, development on Site F must meet the following regulations and requirements:

- (1) The following uses may be permitted:
 - (a) Dwelling uses, limited to dwelling units used for secured market rental housing or for social housing limited to rental housing owned by a non-profit co-operative association, with a minimum of 20% of the total dwelling unit area used for Moderate Income Rental Housing Units, where “Dwelling Unit Area” is the floor area of each dwelling unit, measured to the inside of all perimeter walls excluding any floor area as permitted by (4) below, and “Moderate Income Rental Housing Units” means dwelling units that meet the requirements of approved Council policies and guidelines for Moderate Income Rental Housing, as secured by a housing agreement registered on title to the property;

- (b) Institutional Uses, limited to Child Day Care Facility;
 - (c) Cultural and Recreational Uses, limited to Artist Studio and Fitness Centre – Class 1;
 - (d) Manufacturing Uses, limited to Clothing Manufacturing, Furniture or Fixtures Manufacturing, Miscellaneous Products Manufacturing – Class B, Printing or Publishing, Shoes or Boots Manufacturing;
 - (e) Retail Uses, limited to Farmers' Market, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Retail Store; and
 - (f) Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Production or Rehearsal Studio, Restaurant – Class 1, School – Arts or Self-Improvement, School – Vocational or Trade.
- (2) Commercial uses are permitted on the first floor only.
- (3) The design and layout of at least 35% of the dwelling units must:
- (a) be suitable for family housing;
 - (b) include two or more bedrooms, though inclusion of three-bedroom units is encouraged; and
 - (c) comply with Council's "High-Density Housing for Families With Children Guidelines", including provision of indoor and outdoor amenity space.
- (4) The gross floor area for all uses must not exceed 7618.05 m² (82,000 sq. ft.). The gross floor area includes all above grade interior floor spaces for all uses and all typical floor area exclusions such as storage areas, and amenity rooms. Where floor area associated with storage space is excluded, a minimum of 20% of the excluded floor area must be located within the Moderate Income Rental Housing Units.
- (5) A building up to 6 storeys is permitted.
- (6) The following street improvements and setbacks are required:
- a minimum 7 m (22.97 ft.) SRW along the northern portion of Fir Street between West 1st Avenue and the lane to the south for street and transportation purposes.
 - a 17 m x 17 m (55.77 ft. x 55.77 ft.) corner-cut truncation from the existing property line in the southwest corner of the site, secured as an SRW and/or dedication;
 - a 1.5 m (4.92 ft.) setback from the property line on West 2nd Avenue;

- a 0.61 m (2 ft.) setback from the property line on Fir Street; and
 - a 3.66 m (12 ft.) setback along the northern property line to enhance urban design performance and create a pedestrian connection.
- (7) Vehicle and visitor parking, loading, and bicycle parking must be provided in accordance with the Parking By-law.
 - (8) Upper levels of any buildings on this site must be terraced and stepped back to reduce the scale of the building, provide outdoor opportunities and minimize shadowing impacts on adjacent buildings.
 - (9) Any development must integrate on-site open space and maximize tree retention. The development proposal must include public realm features (i.e. street trees, landscaping, street lights, and street furniture, as required).
 - (10) The building must be designed to activate and enhance open space and streetscape.
 - (11) At Development Permit application, the applicant is encouraged to engage with the Squamish Nation to ensure compatibility of plans with the adjacent Senakw development.”.

5. 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.

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

ENACTED by Council this _____ day of _____, 2020

Mayor

City Clerk