

BY-LAW NO.

**A By-law to amend Downtown
Official Development Plan By-law No. 4912
Regarding Additional Density for Rental Housing in Area K3**

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 Downtown Official Development Plan By-law No. 4912.
2. In Section 3 - Density, Council adds the following new section in the correct numerical order:
 - “4A. Despite subsection 1, and subject to the provisions of retail and service uses at grade as specified in section 2, for a building constructed on or after January 1, 1930 on a site with a maximum frontage of 23 m in the area denoted by the letter ‘K3’ on Map 1, if social housing or secured market rental housing comprises all of the residential units, the Director of Planning or the Development Permit Board may permit an increase in density to a maximum floor space ratio of 5.00 if the Director of Planning or the Development Permit Board first considers:
 - (a) the intent of this official development plan;
 - (b) the height, bulk and location of the building and its effect on the site, surrounding buildings and streets, existing views and general amenity of the area;
 - (c) the liveability of the proposed residential units; and
 - (d) all applicable Council policies and guidelines.”.
3. 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.
4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2021

Mayor

Acting City Clerk