

**BY-LAW NO.**

**By-law to amend CD-1 (567)  
East Fraser Lands Waterfront Precinct By-law No. 10943 for  
3480 East Kent Avenue South and 3522 East Kent Avenue South**

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

1. This By-law amends the indicated provisions of By-law No. 10943.
2. In section 4, Council:
  - (a) in subsection 4.1(b), adds “, of which at least 10% must include three bedrooms” after “include two or more bedrooms”;
  - (b) strikes out subsection 4.2; and
  - (c) renumbers sections 4.3, 4.4, 4.5, 4.6, 4.7, and 4.8 as 4.2, 4.3, 4.4, 4.5, 4.6, and 4.7, respectively.
3. In section 5, Council:
  - (a) in section 5.1, strikes out “103 917 m<sup>2</sup>” and substitutes “145 114 m<sup>2</sup>”;
  - (b) in section 5.2, strikes out “94 556 m<sup>2</sup>” and substitutes “135 753 m<sup>2</sup>”;
  - (c) renumbers sections 5.3 through 5.12 as sections 5.5 through 5.14, respectively;
  - (d) adds a new section 5.3 as follows:

“5.3 The floor area for social housing, must not be less 12 601 m<sup>2</sup>.”;
  - (e) adds a new section 5.4 as follows:

“5.4 In sub-area 1, the floor area for secured rental housing, must not be less than 9 290 m<sup>2</sup>.”;
  - (f) strikes out section 5.6 and substitutes:

“5.6 The floor area for all cultural and recreational uses and retail uses in sub-area 2, combined, must not exceed 1 443 m<sup>2</sup>.”;
  - (g) strikes out section 5.7;
  - (h) renumbers sections 5.8, 5.9, 5.10, 5.11, 5.12, 5.13 and 5.14 as 5.7, 5.8, 5.9, 5.10, 5.11, 5.12, and 5.13, respectively;

- (i) in section 5.12, Council:
- (a) in subsection (d), strikes out “section 5.9(c)” and substitutes “section 5.10(c)”, and
  - (b) in subsection (g), strikes out “section 5.9(b)” and substitutes “section 5.10(b)”; and
- (j) in section 5.13, strikes out “section 5.10 or 5.11” and substitutes “section 5.11 or 5.12”.

4. Council strikes out the table in section 6.1 and substitutes the following:

<b>Development Parcel</b>	<b>Number of storeys</b>	<b>Maximum building heights in metres</b>
26	22	67.5
27	6	22.0
29 and 30	28	87.0
31	4	15.5
32.1 and 32.2	1	6.6
33 and 34	23	76.0
35 and 36	16	55.0

”.

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 \_\_\_\_\_, 2022

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk