

**BY-LAW NO. \_\_\_\_\_**

**A By-law to amend  
Southeast False Creek Official Development Plan By-law No. 9073  
regarding maximum permitted floor area and building heights**

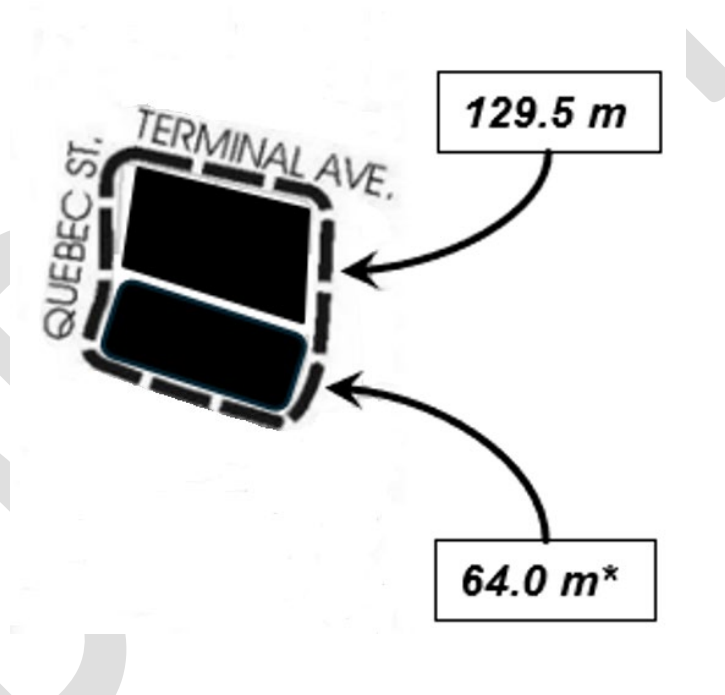
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends Schedule A of the Southeast False Creek Official Development Plan By-law No. 9073.
2. In Table 1 of Section 4.2, Council:
  - (a) in the line for Area 3C:
    - (i) strikes out “172,973 m<sup>2</sup>” under “Maximum permitted floor area for residential uses” and substitutes “233,839 m<sup>2</sup>”,
    - (ii) strikes out “18,540 m<sup>2</sup>” under “Maximum permitted floor area for non-residential uses other than cultural, recreational and institutional” and substitutes “19,790 m<sup>2</sup>”, and
    - (iii) strikes out “191,513 m<sup>2</sup>” under “Maximum permitted floor area for all uses” and substitutes “253,629 m<sup>2</sup>”.
  - (b) in the line for “Total maximum permitted floor area for all areas”:
    - (i) strikes out “665,993 m<sup>2</sup>” under “Maximum permitted floor area for residential uses” and substitutes “726,859 m<sup>2</sup>”,
    - (ii) strikes out “36,478 m<sup>2</sup>” under “Maximum permitted floor area for non-residential uses other than cultural, recreational and institutional” and substitutes “37,728 m<sup>2</sup>”, and
    - (iii) strikes out “702,471 m<sup>2</sup>” under “Maximum permitted floor area for all uses” and substitutes “764,587 m<sup>2</sup>”.
3. In subsection 4.3.1(b), Council:
  - (a) in clause 4.3.1(b)(ii), strikes out “.” and substitutes “, and”; and
  - (b) adds a new clause (iii) as follows:
    - “(iii) with respect to the site at 1405 Main Street and 1510 Quebec Street in Area 3C, is to achieve a floor space ratio of 10.6, prior to any dedications.”.

4. In Figure 9, Council strikes out the portion of the Figure shown in the following diagram:



and substitutes the following:



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

ENACTED by Council this            day of            , 2026

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Mayor

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