

## **BY-LAW NO. 12495**

### **A By-law to amend CD-1 (567) By-Law No. 10943 East Fraser Lands Waterfront Precinct Regarding Housekeeping Amendments**

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

1. This by-law amends the indicated provisions of CD-1 (567) By-law No. 10943 for East Fraser Lands Waterfront Precinct.
2. In section 1.2, Council strikes out the word “Z-619(d)(iii)” and substitutes “Z-745(a)”.
3. In section 2, Council:
  - (a) strikes out the word “Z-619(d)(iii)” wherever it appears and substitutes “Z-745(a)”;
  - (b) strikes out the word “and” at the end of the definition for “sub-area 2”;
  - (c) strikes out the “.” at the end of the definition for “sub-area 3” and substitutes “; and”;
  - (d) adds the following definition after the definition for “sub-area 3”:

““sub-area 4” means that area of CD-1 (567) illustrated on the plan marginally numbered Z-745(a) attached as Schedule A to this By-law.”.
4. In section 3, Council:
  - (a) in section 3.2, strikes out the words “Uses permissible in CD-1 (567)” and substitutes “Uses permissible in sub-area 1, sub-area 2, and sub-area 3 of CD-1 (567)”;
  - (b) in section 3.2, strikes out subsection (d)(v) and substitutes the following:

“(v) any development permit for an interim use has a time limit of five years, except that the Director of Planning or Development Permit Board may renew development permits for interim uses for subsequent terms of up to five years.”; and
  - (c) adds a new section 3.6 as follows:

“3.6 Uses permissible in sub-area 4 include only:

    - (a) Cultural and Recreational Uses, limited to Park or Playground; and
    - (b) Accessory Uses customarily ancillary to the uses listed in this section 3.6.”.

5. In subsection 4.5(b), Council strikes out the words “easterly building” and substitutes “easterly and northerly buildings”.

6. In section 5, Council:

(a) in section 5.1, strikes out “112 961 m<sup>2</sup>” and substitutes “103 917 m<sup>2</sup>”;

(b) strikes out section 5.2 and substitutes the following:

“5.2 The floor area for all dwelling uses, combined, must not exceed 94 556 m<sup>2</sup>.”;

(c) in section 5.3, strikes out “6 177 m<sup>2</sup>” and substitutes “6 724 m<sup>2</sup>”; and

(d) in section 5.4, strikes out “3 184 m<sup>2</sup>” and substitutes “1 443 m<sup>2</sup>”.

7. In section 6.1, Council strikes out the table 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	24	75.0
31	3	10.5
32.1 and 32.2	1	6.6
33 and 34	14	46.0
35 and 36	9	31.0”.

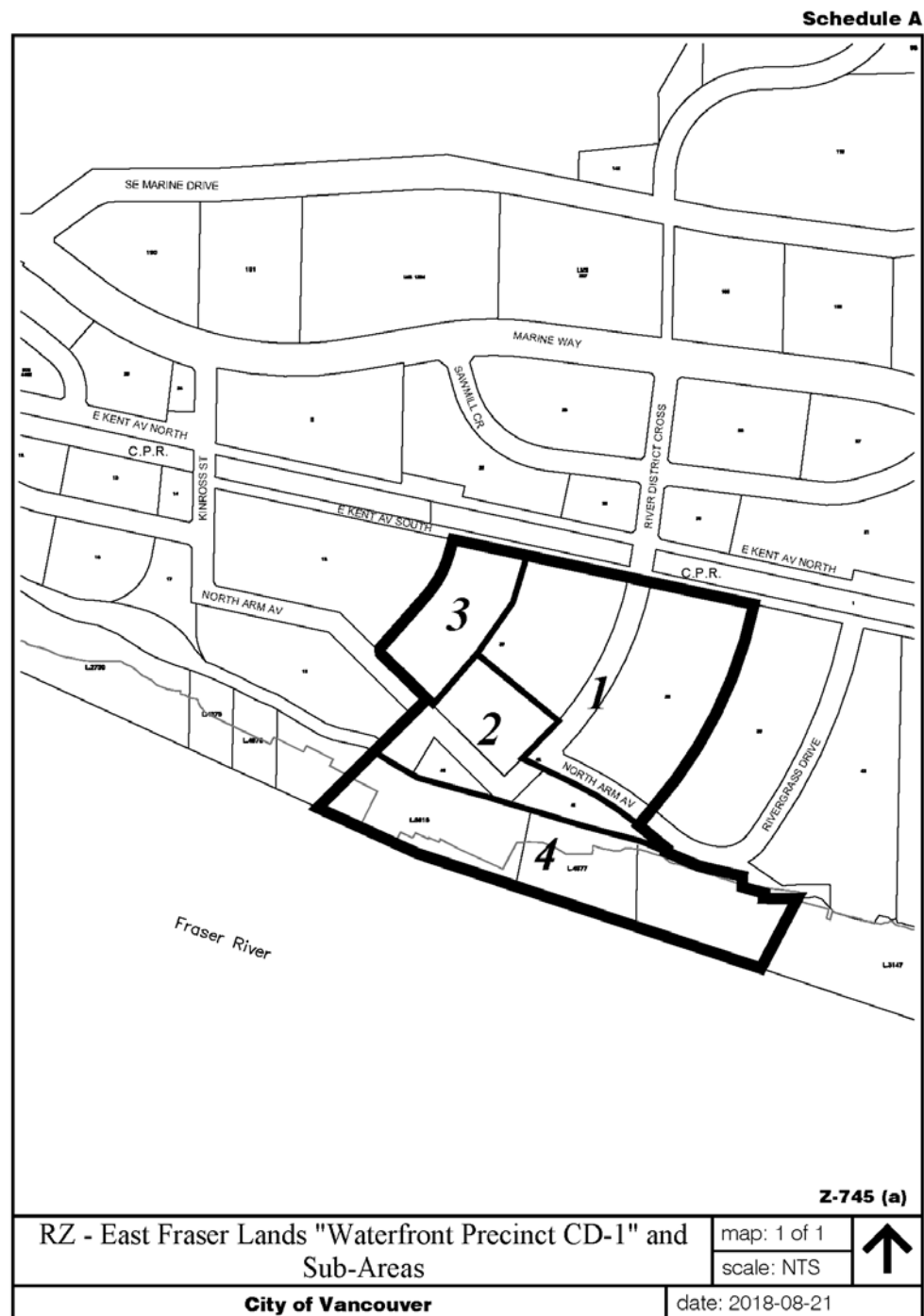
8. Council strikes out section 7 and substitutes the following:

**“7 Parking, loading, and bicycle spaces**

Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law.”.

9. Council strikes out map Z-619(d)(iii), the sub-area map, and substitutes the following map:

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10. 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.

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

ENACTED by Council this 23<sup>rd</sup> day of July, 2019

Signed \_\_\_\_\_ "Kennedy Stewart"  
Mayor

Signed \_\_\_\_\_ "Katrina Leckovic"  
City Clerk