

650 West 41st Avenue
(Oakridge Centre)

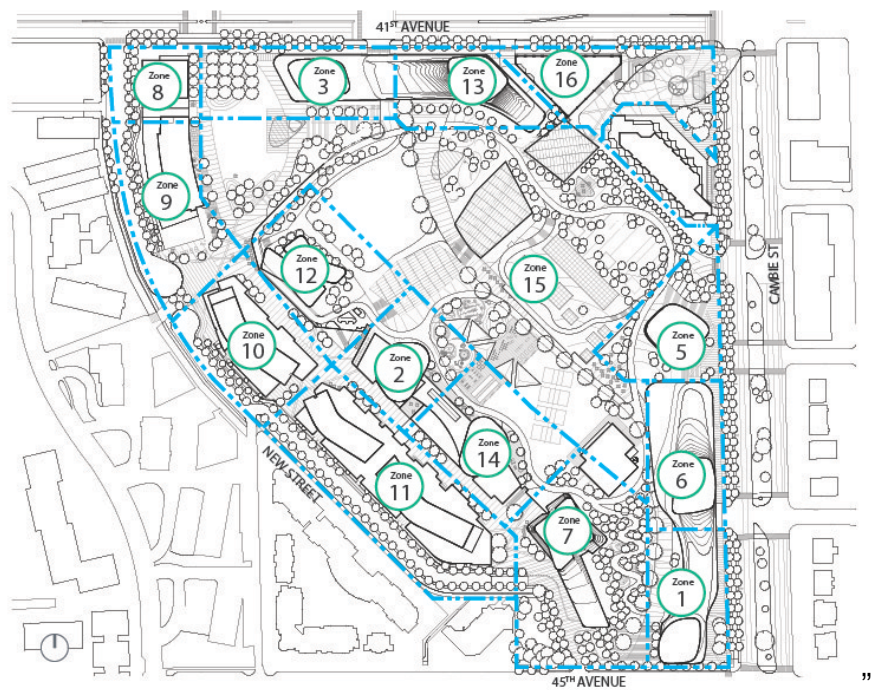
BY-LAW NO. 12720

A By-law to amend CD-1 (1) By-law No. 3568

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. 3568.
2. In section 3, Council strikes out “16 sub-areas” and substitutes “15 sub-areas”.
3. In section 3, Council strikes out Figure 1 – Sub-Areas and substitutes the following:

“Figure 1 – Sub-Areas



4. Council strikes out section 5.2 and substitutes the following:

“5.2 The design and layout of at least 35% of the dwelling units not used for social housing must:

 - (a) be suitable for family housing;
 - (b) comply with Council’s “Family Room: Housing Mix Policy for Rezoning Projects” requiring:

- (i) a minimum of 35% family units (units having two or more bedrooms) in residential strata housing, including a minimum 25% two-bedroom units and a minimum 10% three-bedroom units; and
- (ii) a minimum of 35% family units with two or more bedrooms in secured market rental housing;
- (c) comply with Council's "High-Density Housing for Families with Children Guidelines". "

5. Council rennumbers section 5.3 as section 5.4, and adds a new section 5.3 as follows:

"5.3 The design and layout of at least 50% of the dwelling units used for social housing must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "High Density Housing for Families with Children Guidelines". "

6. Council strikes out section 6.9 and substitutes the following:

"6.9 Computation of floor area may exclude:

- (a) indoor amenity areas, except that the total exclusion for indoor amenity areas must not exceed 2,600 m²;
- (b) interior public space providing access to the Oakridge-41st Canada Line Station, except that:
 - (i) the excluded area must not exceed 3,000 m², and
 - (ii) the Director of Planning must first consider all applicable policies and guidelines adopted by Council;
- (c) outdoor areas underneath building overhangs at grade or park level, except that they must remain unenclosed for the life of the building and the Director of Planning must first approve the design of the building;
- (d) roof-mounted solar panels, and rooftop trellis and glass covered outdoor amenity areas, except that they must remain unenclosed for the life of the building and the Director of Planning must first approve the design of the structure;
- (e) accessory buildings and structures for Park or Playground use, or uses which in the opinion of the Director of Planning are similar to

the foregoing, including canopies and mechanical screening, except that the Director of Planning must first approve the design of the accessory building or structure; and

- (f) 8,781 m² of the portion of the Parking Garage above geodetic mall elevation existing as of June 23, 2020, used for off-street parking and loading, except that the rooftop portion may be used for Park or Playground uses.”.

7. Council strikes out the table in section 7.2 and substitutes the following:

“

Sub-Area	Maximum building heights (in meters)
1	143.9 m
2	166.3 m
3	191.9 m
5	213.2 m
6	186.3 m
7	191.9 m
8	149.0 m
9	116.0 m
10	127.2 m
11	115.4 m
12	194.9 m
13	221.5 m
14	184.2 m
15	112.9 m
16	118.2 m

”.

8. 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.

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

ENACTED by Council this 23rd day of June, 2020

Signed _____ “Kennedy Stewart”
Mayor

Signed _____ “Rosemary Hagiwara”
Acting City Clerk