

BY-LAW NO. 12738

**A By-law to amend False Creek
Area Development Plan for Area 6, Phase 3 By-law No. 5550
regarding clarifying relaxations and powers of discretion**

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 False Creek Area Development Plan for Area 6, Phase 3 By-law No. 5550.

2. Under the heading "Interpretation", Council:

(a) strikes out:

"The Development Permit Board may permit relaxations in building heights as specified in Diagram 3. The maximum height relaxation shall be 1.1 metres (approx. 3' 6") above prescribed building heights with relaxations permitted only for architectural appurtenances and roof top amenity uses."

and substitutes:

"The Development Permit Board may permit increases in building heights as specified in Diagram 3. The maximum height increase shall be 1.1 metres (approx. 3' 6") above prescribed building heights with increases permitted only for architectural appurtenances and roof top amenity uses.";

(b) strikes out:

"The Development Permit Board may permit a relaxation of up to 10 feet in the required minimum distance of 100 feet between building "bubbles" on Lots 5 and 7 but only if such relaxation results, in the opinion of the Development Permit Board, in equal or improved views to the north from Lot 3 and 4."

and substitutes:

"The Development Permit Board may permit a reduction of up to 10 feet in the required minimum distance of 100 feet between building "bubbles" on Lots 5 and 7 but only if such reduction results, in the opinion of the Development Permit Board, in equal or improved views to the north from Lot 3 and 4.";

(c) strikes out:

"The Development Permit Board may permit a relaxation of up to 5 feet in the minimum terrace length specified in this Plan. This relaxation may be granted only if, in the opinion of the Development Permit Board, the design of the terraces still achieves suitable scaling down of the building at its ends."

and substitutes:

“The Development Permit Board may permit a reduction of up to 5 feet in the minimum terrace length specified in this Plan. This reduction may be granted only if, in the opinion of the Development Permit Board, the design of the terraces still achieves suitable scaling down of the building at its ends.”; and

(d) strikes out:

“The Development Permit Board may permit a relaxation in the number of terraces as specified in this Plan. This relaxation may be granted only if, in the opinion of the Development Permit Board, the building’s design has achieved a satisfactory tapering down of volume or suitable equivalent treatment.”

and substitutes:

“The Development Permit Board may permit a reduction in the number of terraces as specified in this Plan. This reduction may be granted only if, in the opinion of the Development Permit Board, the building’s design has achieved a satisfactory tapering down of volume or suitable equivalent treatment.”

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 24th day of July, 2020

Signed _____ “Kennedy Stewart”
Mayor

Signed _____ “Rosemary Hagiwara”
Acting City Clerk