

BY-LAW NO. 12916

A By-law to amend East Fraser Lands Official Development Plan By-law No. 9393 Regarding Miscellaneous Amendments

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 East Fraser Lands Official Development Plan By-law No. 9393.
2. In section 1.1, Council adds the following new definition in the correct alphabetical order:
““community energy centre use” means the use of premises as an energy supply facility that provides heat energy in the form of hot water to buildings through a distribution system;”.
3. In section 3.3, Council strikes out “724 779 m²” and substitutes “726 637 m²”.
4. In section 3.5.1, Council:
 - (a) in subsection (b), adds “, except that if office floor area in the areas outlined with dotted lines in Figure 20 is used for dwelling units used for secured market rental housing, then the total floor area for dwelling uses in all areas is not to exceed 690 951 m²”, after “676 529 m²”; and
 - (b) in subsection (c), adds “, excluding any dwelling units used for secured market rental housing that are located in the office floor area in the areas outlined with dotted lines in Figure 20,”.
5. In section 3.5.3, Council:
 - (a) in paragraph (b)(i), strikes out “including a health care facility”;
 - (b) in paragraph (b)(vi), strikes out “retail use accessory to, and in the same building as, a principal use;” and substitutes “retail uses;”;
 - (c) in subsection (c), strikes out “24 900 m²” and substitutes “26 758 m²”;
 - (d) in subsection (d), adds “and” at the end of the paragraph;
 - (e) strikes out subsection (e); and
 - (f) renumbers subsection (f) as subsection (e).
6. Council adds a new section 3.5.9 as follows:
“Community energy centre use
3.5.9 Community energy centre use is permissible in Areas 1 and 3.”.
7. In section 6.1.1, Council:
 - (a) in subsection (a), adds “, except that if office floor area in the areas outlined with dotted lines in Figure 20 is used for dwelling units used for secured market rental

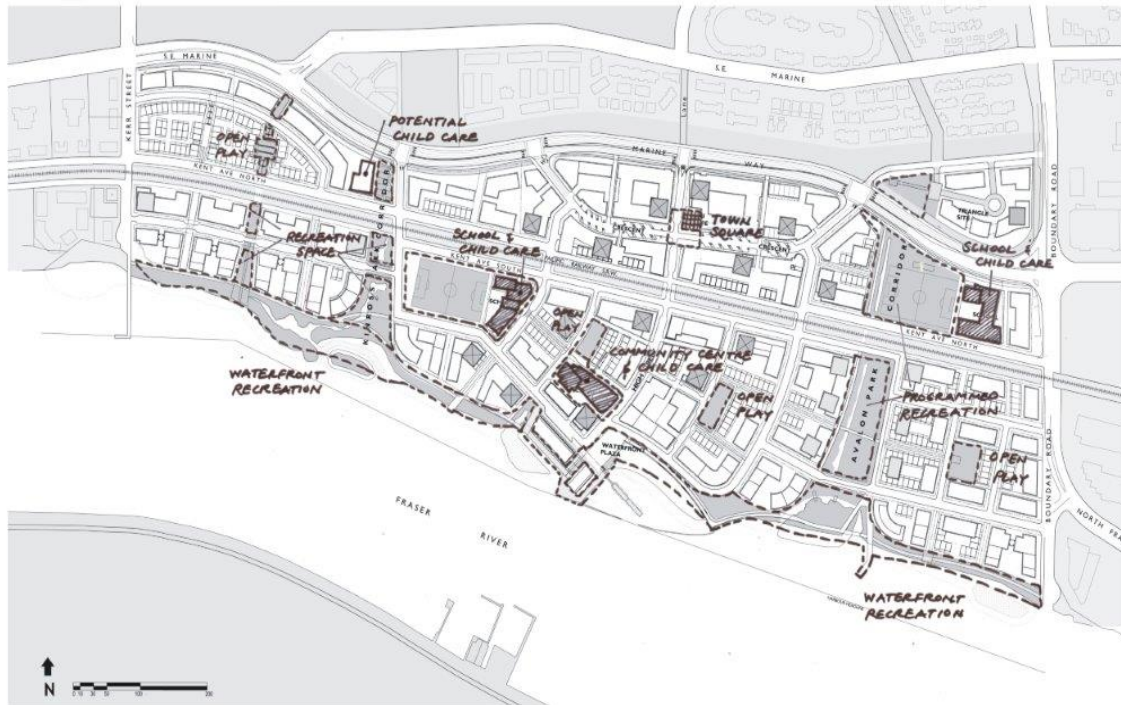
housing, then it is to include residential floor area consisting of approximately 313 950 m²”;

- (b) in subsection (b), strikes out “23 350 m²” and substitutes “25 673 m²”;
- (c) in subsection (c), strikes out “24 900 m²” and substitutes “26 758 m²”;
- (d) in subsection (g), strikes out “on Parcel 19” and substitutes “in the community centre”.

8. In section 7, Council strikes out Figure 6 and substitutes the following:

“Figure 6. Cultural, recreational, and school uses

“



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9. In section 7, Council adds the following new figure in the correct numerical order:

“Figure 20. Areas in which office floor area may be used for secured market rental housing



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 9th day of March, 2021

Signed _____ "Kennedy Stewart"
Mayor

Signed _____ "Rosemary Hagiwara"
Acting City Clerk