

BY-LAW NO. 12969

A By-law to amend East Fraser Lands Official Development Plan By-law No. 9393 Regarding 2020 Updates

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 the Preamble, Council strikes out the paragraph under the heading “EFL description” and substitutes the following:

“EFL description

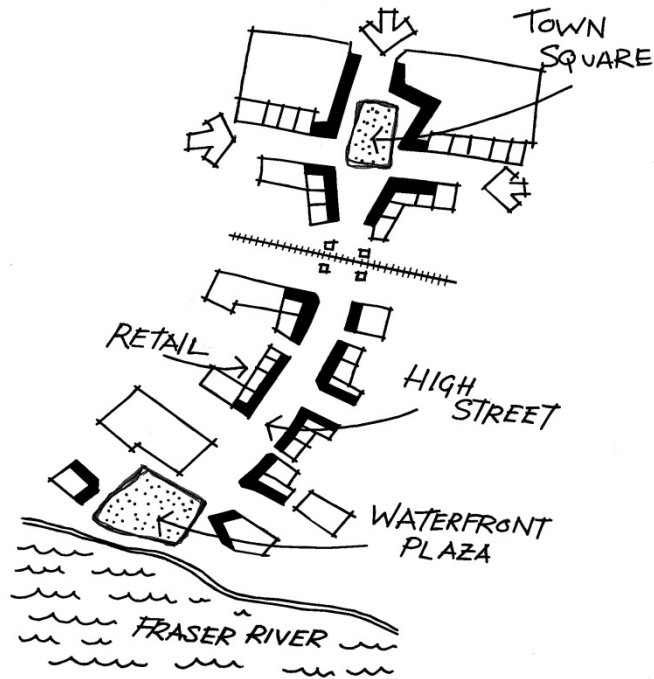
EFL lies in the southeast corner of Vancouver on the Fraser River, and includes the land between Kerr Street and Boundary Road south of Marine Way and a triangle shaped site north of Marine Way at Boundary Road. The rail corridor divides EFL into north and south sections.

The area around EFL was and continues to be used by local First Nations people for travel, spiritual and ceremonial purposes, and food harvesting. Permanent and seasonal settlements occurred in areas along the shoreline, particularly near freshwater sources. Prior to industrial development, streams near EFL may have experienced salmon runs of a size worth targeting by First Nations for fishing. The latticework of streams would have provided habitat for a diverse ecosystem of fauna and flora to flourish, creating good hunting and gathering grounds. Areas of low relief and seasonally swampy areas adjacent to the Fraser River were likely heavily used. Travel routes were prevalent along the shores of the Fraser River and into the interiors of landmasses such as the Burrard Peninsula and the islands of the Fraser Delta.

Industrial use of the land was enabled by filling the foreshore, altering and extending the shoreline. The White Pines Mill that occupied the EFL site for much of the last century represents an important stage in the history of British Columbia and the Fraser River. Although the mill was dismantled in 2004, leaving few vestiges of its existence, there are still various opportunities within the EFL to recall and celebrate the industrial legacy and historic memory of the site. Some of the oldest and most important archaeological sites in the Province are located no more than 10 km from EFL.”.

3. In section 1.1, Council adds a new definition in the correct alphabetical order as follows;
““paseo” means that part of EFL more or less as shown on Figure 2;”.
4. In section 2.2.3, Council strikes out the diagram and substitutes the following:

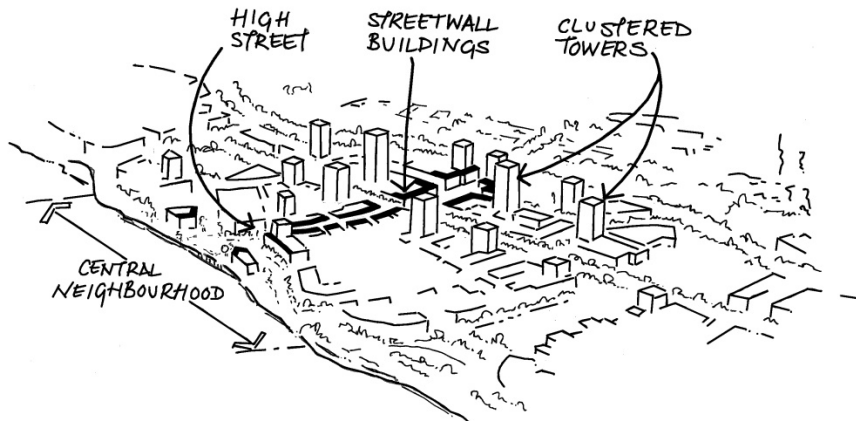
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5. In section 2.2.4, Council strikes out the diagram and substitutes the following:

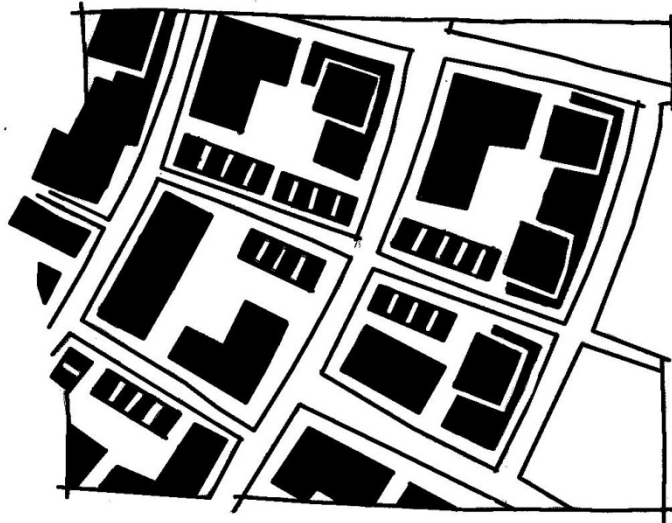
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6. In section 2.2.6, Council strikes out the diagram and substitutes the following:

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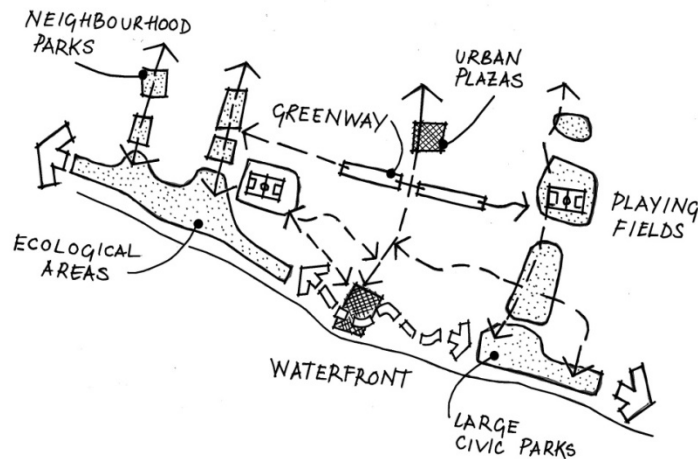


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7. In section 2.2.7, Council:

- (a) strikes out “ecological spaces, greenways, and neighbourhood greens” and substitutes “ecological spaces, and greenways”; and
- (b) strikes out the diagram and substitutes the following:

“



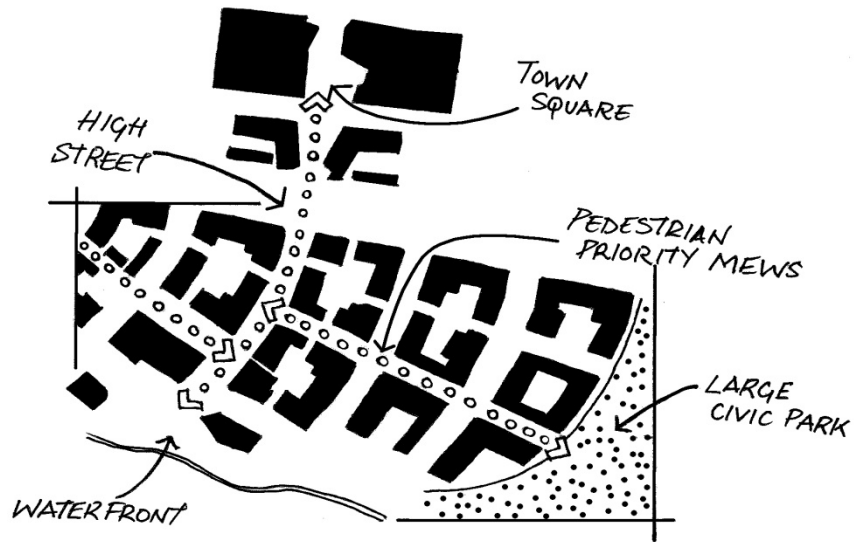
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8. Council strikes out section 2.2.9, including the heading, and substitutes the following:

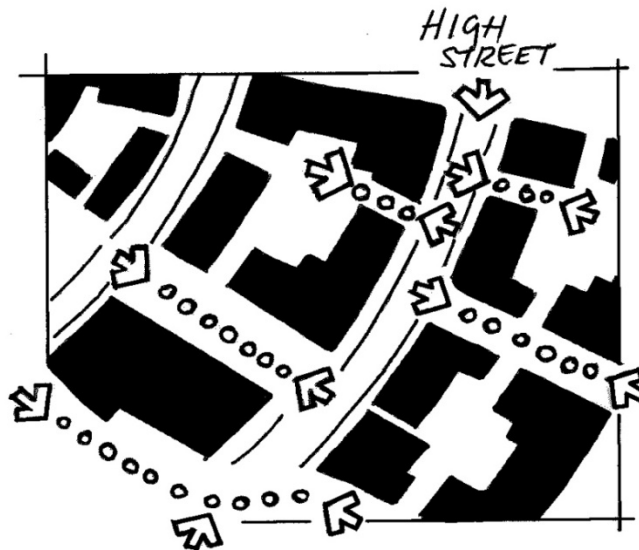
“Connecting public spaces

2.2.9 Development is to include a variety of public spaces, joined by a system of pedestrian-priority connections and greenways.



9. In section 2.2.11, Council strikes out the diagram and substitutes the following:

“



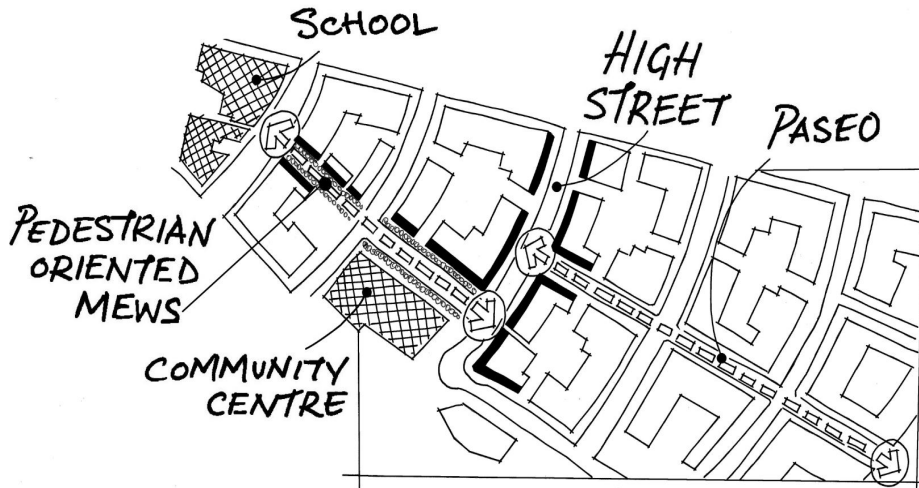
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10. In section 2.2.12, Council:

(a) strikes out “mews is” and substitutes “linkage”; and

(b) strikes out the diagram and substitutes the following:

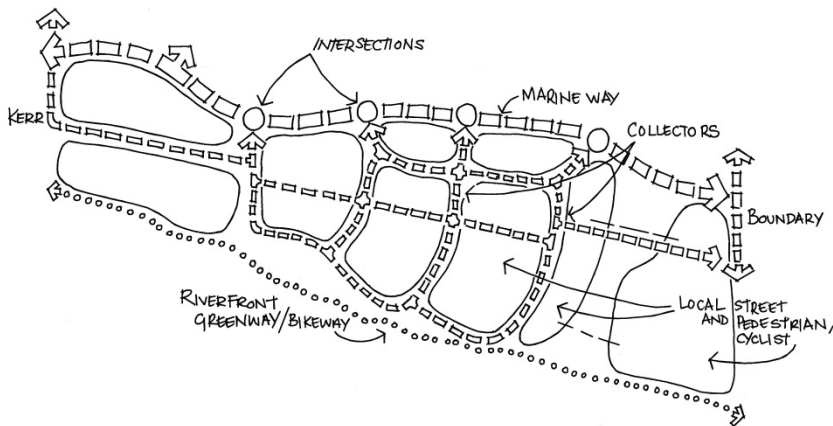
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11. In section 2.2.14, Council strikes out the diagram and substitutes the following:

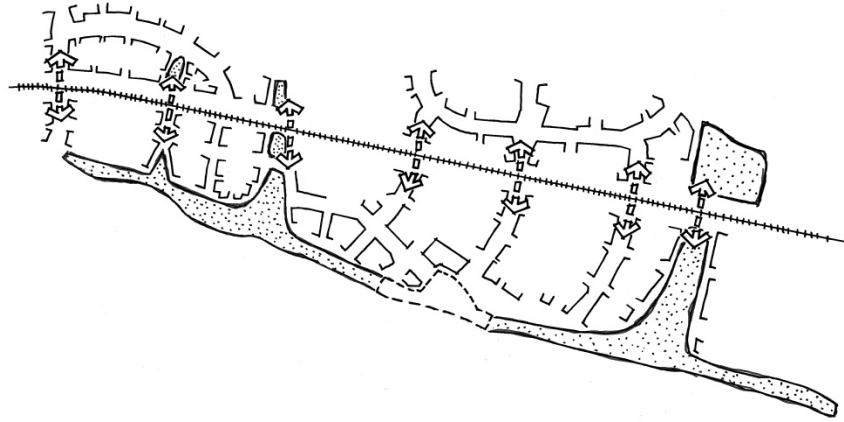
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12. In section 2.2.15, Council strikes out the diagram and substitutes the following:

“



”

13. In section 3.3, Council strikes out “726 637 m²” and substitutes “870 243 m²”.
14. In section 3.5.1, Council:
 - (a) in subsection (b):
 - (i) strikes out “676 529 m²” and substitutes “818 085 m²”, and
 - (ii) strikes out “Figure 20” and substitutes “Figure 19”;
 - (b) strikes out subsection (c) and substitutes the following:
 - (c) at least 20% of all dwelling units, in at least 17% of the residential floor area, are to be available for affordable housing, 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 19;”;
 - (d) inserts a new subsection (e) as follows:

“(e) for all re-zonings after [date of enactment], the objective will be to ensure that at least 10% of the residential floor area will be used for secured market rental housing, except that in Area 3, the objective will be to ensure that at least 9.4% of the residential floor area will be used for secured market rental housing;”;
 - (e) renumbers subsections (e) through (h) as subsections (f) through (i), respectively;
 - (f) strikes out renumbered subsection (f) and substitutes the following:

“(f) for all development permit applications submitted after [date of enactment], the design and layout of at least 35% of all dwelling units that are not affordable housing dwelling units must:

 - (i) be suitable for family housing,

- (ii) include at least 25% two bedroom and 10% three bedroom units, and
 - (iii) comply with Council's "High Density Housing for Families With Children Guidelines;"
 - (g) in renumbered subsection (g), Council strikes out ", included as part of the overall family housing requirement"; and
 - (h) in renumbered subsection (i), adds the following to the end of the subsection:

"Floor area exclusions are to be determined at re-zoning to ensure that floor area allowances are consistent with anticipated building massing. Floor area allowances may not be achievable if development site area is significantly reduced from the site plan illustrated on Figure 4."
15. In section 3.5.2, Council:
- (a) strikes out "only in area 1";
 - (b) adds "as indicated on Figure 5," after "mixed use central neighbourhood";
 - (c) in subsection (b), strikes out "23 350 m²" and substitutes "25 400 m²";
 - (d) in subsection (j), strikes out "; and" and substitutes ",";
 - (e) in subsection (k), strikes out "." and substitutes "; and"; and
 - (f) adds a new subsection (l) as follows:

"(l) except that Public Bike Share is permissible in all areas."
16. In section 3.5.3, Council:
- (a) strikes out "only on lands that adjoin the crescent street and Marine Way in the central neighbourhood in areas 1 and 2" and substitutes "on the parcels that front the crescent street and the paseo in areas 1 and 3";
 - (b) in subsection (a), strikes out "areas 1 and 2 is to create an active, viable, locally-oriented neighbourhood centre" and substitutes "areas 1 and 3 is to create an active, vibrant, and locally-oriented neighbourhood street"; and
 - (c) in subsection (c), strikes out "26 758 m²" and substitutes "29 968 m²".
17. In subsection 3.5.6(a), Council:
- (a) in paragraph (ii),
 - (i) strikes out "three" and substitutes "four", and
 - (ii) adds "and" after "February 4, 2003,";
 - (b) strikes out paragraph (iii); and

(c) renumbers paragraph (iv) as paragraph (iii).

18. In section 3.5.7, Council:

(a) strikes out “10.2 hectares” and substitutes “11.01 hectares”;

(b) in subsection (e):

(i) in paragraph (i), strikes out “linked to rain water from Marine Way and run-off from the Avalon Pond in Everett Crowley Park”,

(ii) in paragraph (ii), strikes out “¹ and” and substitutes “¹”,

(iii) in paragraph (iii), adds “and” to the end of the paragraph, and

(iv) adds a new paragraph (iv) as follows:

“(iv) a drainage pump station, to deal with excess upland water;”;

(c) in paragraph (f), strikes out “, turf”;

(d) strikes out subsections (g) through (j) and substitutes the following;

“(g) the width of foreshore parks, including a separated greenway and bikeway, is to be at least 15 m in areas 1 and 2, and 30 m in area 3;

(h) the waterfront greenway and bikeway corridor are to be wide enough to ensure functionality, especially through the central neighbourhood;

(i) the dimension of pathways within the parks network will be determined through re-zoning and reconfirmed as part of the detailed design and programming of parks;

(j) the foreshore parks and waterfront plaza are to include flood protection works; and

(k) apart from the requirements of subsections (d), (e), (f), (g) and (j), the design and programming of parks is to be led by the Park Board at the time of park development.”.

19. In section 3, Council strikes out section 3.5.9, including the heading, and substitutes the following:

“Utility and Fire Hall uses

3.5.9 As indicated on Figure 5, and to be determined at the time of each re-zoning, the areas may include:

(a) community energy centre use in areas 1 and 3; and

(b) a fire hall, located north of the rail corridor with ease of access to Marine Way in areas 3 or 5.”.

20. In section 4.2.4, Council strikes out “with its restaurant, café and pub uses, dock structures, and bay”.

21. In section 4.2.7, Council:

- (a) in subsection (b), strikes out “including an east to west pedestrian-priority mews system that runs the length of EFL”; and
- (b) in subsection (c), strikes out “mews and lanes” and substitutes “lanes and courtyards”.

22. In section 4.2.8, Council strikes out “neighbourhood parks to the east and west of the high street” and substitutes “paseo”.

23. In section 4, Council:

- (a) adds a new section 4.2.9 as follows:

“Paseo

4.2.9 The paseo will be a pedestrian prioritized street adjacent to the riverfront park. It is intended to be an intimate east/west connector through the community with flex uses along the street to activate the ground level with residential above. The paseo is parallel to the riverfront and creates a continuous public space network between the high street and the avalon park corridor.”; and

- (b) renumbers sections 4.2.9 through 4.2.13 as sections 4.2.10 through 14, respectively;
- (c) in renumbered section 4.2.11, strikes out subsection (a) and substitutes the following:
 - “(a) is intended to have active uses on the ground floor; and”;
- (d) in renumbered section 4.2.12, Council strikes out “The flat-iron sites created at the meeting of the” and substitutes “The corner sites at the intersection of”;
- (e) in renumbered section 4.2.13, Council:
 - (i) strikes out “situate” and substitutes “situated”, and
 - (ii) adds the word “generally” before “clustered”; and
- (f) in renumbered section 4.2.14, Council strikes out “25” and substitutes “28”.

24. In section 4.4.1, Council adds “a neighbourhood energy centre and” after “but is to include”.

25. In section 4, Council:

- (a) strikes out section 4.4.2, including the heading;
- (b) renumbers sections 4.4.3 through 4.4.5 as sections 4.4.2 through 4.4.4, respectively;

- (c) in renumbered section 4.4.2, Council strikes out “Taller buildings” and substitutes “Buildings”; and
 - (d) in renumbered section 4.4.4, Council strikes out “18” and substitutes “23”.
26. In section 4.5.1, Council:
- (a) in subsection (c), strikes out “;” and substitutes “; and”;
 - (b) in subsection (d), strikes out “; and” and substitutes “.”; and
 - (c) strikes out subsection (e).
27. In subsection 4.5.2(b), Council strikes out “and mews”.
28. In section 4.5.3, Council:
- (a) strikes out “four to”; and
 - (b) strikes out “12” and substitutes “16”.
29. In section 4.5.5, Council:
- (a) in subsection (a), adds “primarily” before “cluster”; and
 - (b) in subsection (b), strikes out “25” and substitutes “28”.
30. In section 4.5.6, Council:
- (a) strikes out subsection (a) and substitutes the following:
 - “(a) buildings of 10 storeys or more are to be slender point towers, configured so as to minimise visual obtrusion;
 - (b) floor plates above street wall and base elements should generally not exceed:
 - (i) 605 m² for buildings up to and including 17 storeys,
 - (ii) 650 m² for buildings of 18 storeys up to and including 23 storeys, and
 - (iii) 697 m² for buildings of 24 storeys or more;”;
 - (b) renumbers subsections (b), (c) and (d) as subsections (c), (d) and (e), respectively.
31. In subsection 4.5.7(e), Council strikes out “the public mews” and substitutes “the paseo”.
32. In section 4.5.8, Council:
- (a) in subsection (d), adds “, as much as possible,” after “take into consideration”; and
 - (b) in subsection (e), strikes out “focus on” and substitutes “accommodate”.

33. In section 4.5.9, Council adds “Provision of on-street parking is to be secondary to mobility and urban design objectives.” at the end of the section.

34. In section 4.6, Council strikes out “as stated in the City of Vancouver Transportation Plan, adopted by Council in May 1997” and substitutes “consistent with City policies at the time of area rezoning”.

35. In section 4.6.2, Council:

(a) strikes out subsection (a) and substitutes the following:

“(a) the design of streets, as identified in Figure 12, are to be designed to safely accommodate cyclists, and determining the measures necessary to achieve this goal is to occur at the time of each applicable area re-zoning, and may include, on higher vehicle volume streets, additional roadway widths, protected cycle lanes, and cycle crossing points;”;

(b) adds a new subsection (b) as follows:

“(b) careful design and lighting of routes is necessary to ensure safety, and that they meet current design standards when implemented;”;

(c) renumbers subsections (b) through (e) as subsections (c) through (f), respectively;

(d) in renumbered subsection (c), strikes out “providing a cycle path” and substitutes “providing an off-street dedicated cycle path”;

(e) in renumbered subsection (d), strikes out “commuter”;

(f) in renumbered subsection (e), strikes out “; and” and substitutes “;”;

(g) in renumbered subsection (f), strikes out “.” and substitutes “;”;

(h) adds new subsections (g) and (h) as follows:

“(g) where possible, the design of development vehicle driveways should not be accessed from streets identified as part of the cycling priority network; and

(h) where possible, the design of development cycling accesses should be provided from streets identified as part of the cycling network.”.

36. In section 4, Council:

(a) adds a new section 4.6.3 as follows:

“Public Bike Share

4.6.3 As Figure 12 indicates, EFL is to include a number of Public Bike Share stations, and:

- (a) stations should ideally be located within a 3-5 minute walking distance, or approximately every 200-300m of one another throughout a contiguous area, prioritized around areas of high demand, residential and commercial areas, transit hubs, and the cycling network;
 - (b) stations need to be located for maximum visibility with unrestricted public access;
 - (c) the size of each bike share station is based on the relative demand expected, taking into consideration adjacent land uses, population, transit nodes, recreational destinations, and other trip generating sources; and
 - (d) stations will be located on public and private lands, to be determined through detailed design and area re-zonings.”;
- (b) renumbers sections 4.6.3 through 4.6.8 as sections 4.6.4 through 4.6.9, respectively;
 - (c) in renumbered section 4.6.4, Council strikes out “universal design principles” and substitutes “universally accessible design principles”;
 - (d) strikes out section 4.6.5 and substitutes the following:

“Transit

4.6.5 With respect to transit:

- (a) a quality public transit system is to provide residents with an attractive alternative to the automobile;
- (b) accessible, convenient, and reliable transit service is to support the residential population and community facilities, and to decrease automobile use and reliance;
- (c) introducing new services is also to improve transit access for residents of West Fraserlands;
- (d) access to existing and future services is to be maximized through improved pathway connectivity between the EFL and the uplands areas;
- (e) the road network is to enable bus services to link the development to key destinations and transit routes in the area and region including Champlain Square, Downtown Vancouver, Richmond, Metrotown, New Westminster, Vancouver International Airport, SkyTrain, and Canada Line;
- (f) EFL is intended to provide a strong anchor for bus routes serving the area, and bus route turnaround concepts are to be provided by way of the streets as indicated in Figure 13, subject to further refinement and review by TransLink and the City as well as bus road testing;
- (g) notwithstanding the bus routes, streets as indicated in Figure 13 are to be designed to support bus routing to retain adaptability of the network;
- (h) the engineering right-of-way on South Kent Avenue immediately adjacent to Boundary Road is to be retained as a future transit priority opportunity to support bus routing into the EFL development, and to support transit operations generally;

- (i) all routes are to include bus stops designed to provide safe, comfortable, and well-overlooked waiting facilities;
- (j) the location of bus stops is to be within a five minute walk or 400 metres from the dwelling units of all residents;
- (k) development is to include sufficient space for new transit stops adjacent to transit routes, in particular if these routes are to be of higher order such as a limited stop service; and
- (l) opportunities for enhanced transit service utilizing the rail corridor and/or water based ferry and commercial marine uses should continue to be explored.”;

(e) in renumbered section 4.6.6, Council:

(i) strikes out subsection (g) and substitutes the following:

“(g) vehicular access from Boundary Road is to be from a signalized intersection at the Kent Avenue corridor and a signalized intersection at North Fraser Way;”,

(ii) in subsection (i), strikes out “additional traffic” and substitutes “additional vehicular traffic”,

(iii) in subsection (l), strikes out “the design” and substitutes “the functional design”,

(iv) in subsection (m), strikes out “, which streets are to include mews and woonerfs which are local streets with a shared surface used by pedestrians, cyclists, and automobiles”,

(v) strikes out subsection (n),

(vi) renumbers subsections (o) through (q) as (n) through (p), respectively, and

(vii) in renumbered subsection (o), strikes out “street widths, except for lanes and mews, are to range from 18 to 22 metres” and substitutes “street dedication widths, except for lanes and the paseo, are generally 20 to 23 metres”,

(viii) strikes out renumbered subsection (p) and substitutes the following:

“(p) each re-zoning and subdivision is to give consideration to creating streets that are less than 20 metres in order to achieve urban design and functional goals, so long as those streets also meet the neighbourhood objectives of providing comfort, safety, and accessibility for all street users, street landscaping and trees, utilities and services infrastructure, and opportunities for rainwater management.”.

(f) in renumbered section 4.6.7, adds “Servicing and loading of individual parcels should be designed to minimize crossings of walking and cycling facilities. Vehicles reversing across walking and cycling facilities are to be avoided.” To the end of the section; and

(g) strikes out renumbered sections 4.6.8 and 4.6.9 including the headings, and substitutes the following:

“Off-street parking

4.6.8 With respect to off-street parking:

- (a) off-street parking is to be visually unobtrusive, and located underground or in small parking courts to the rear of buildings; and
- (b) each re-zoning is to determine appropriate parking supply for all uses in accordance with the Parking By-Law.”.

37. In section 5.1.1 Council:

(a) in subsection (a):

- (i) strikes out “strategy for green buildings which is to” and substitutes “green buildings policies which”, and
- (ii) adds “and” to the end of the subsection; and

(b) strikes out subsections (b) and (c) and substitutes the following:

“(b) City-owned buildings will demonstrate leadership in green building design, including limits on GHG emissions and embodied carbon reductions, as established by the City at the time of building design.”.

38. Council strikes out section 5.1.2 including the heading, and substitutes the following:

“Energy

5.1.2 Efficient use of energy is to be a key design consideration for all buildings, and:

- (a) all buildings are to meet or exceed the applicable energy efficiency and emissions requirements of the Building By-law and City policies determined at the time of re-zoning, including limits on energy use, heat loss, and GHG emissions;
- (b) the strategy for achieving energy efficiency in buildings is to explore the following inter-related design approaches:
 - (i) passive design and conservation strategies such as building orientation and configuration to optimize solar access, balanced day lighting and natural ventilation, efficient building envelopes and windows, energy unit metering, smart user controls, and Energy Star equipment and appliances, and
 - (ii) on-site heat and electricity source and system strategies such as solar hot water, passive solar gain, and photovoltaics; and
- (c) subject to financial feasibility, implementation of a community-wide low carbon energy system utilizing ground source, bio-mass, sanitary sewer heat recovery, solar hot water, and/or waste heat recovery, is to occur with each area rezoning, with an objective of achieving reliable and permanent GHG reductions.”.

39. In section 5.1.3, Council:

(a) in subsection (c), adds “and” to the end of the subsection;

- (b) in subsection (d), strikes out “; and” and substitutes “.”; and
- (c) strikes out subsection (e).

40. In section 5, Council:

- (a) strikes out section 5.1.4, including the heading, and substitutes the following:

“Rainwater

5.1.4 Each area re-zoning is to include rain water management strategies, generally as illustrated on Figure 15, to incorporate:

- (a) rainwater management best practices with the objectives of harvesting and reuse, capture and cleaning prior to discharge;
- (b) measures on private development sites including collection of rainwater from roofs, podiums and other impervious surfaces, retaining rainwater on site for irrigation and landscaping, and cleansing rainwater using green rainwater infrastructure before it is discharged;
- (c) opportunities for rainwater conveyance to parks and public open spaces, where possible, to capture, clean and animate the public realm;
- (d) street design to capture, clean and celebrate rainwater management to the maximum amount feasible, using green rainwater infrastructure; and
- (e) details for how the onsite rainwater management systems meet current requirements.”;

- (b) strikes out section 5.1.5, including the heading, and substitutes the following:

“Groundwater management

5.1.5 Each area re-zoning is to include a ground water management plan to ensure that development is designed to reduce groundwater extraction and discharge, and that any discharge meets all applicable environmental legislation.

Ecology

5.1.6 Ecological designs and strategies to create and enhance wildlife habitat and to support biodiversity are to be a condition of each area re-zoning, and are to include:

- (a) landscape, planting and site design that reflect local Indigenous perspectives and cultural practices, where appropriate;
- (b) landscape design and planting to enhance opportunities for local bird and pollinator species to forage, perch and nest in;
- (c) introducing watercourses, connected to green rainwater infrastructure, within the kinross park corridor and avalon park corridor for habitat creation, and rainwater capture and cleaning;

- (d) creating a freshwater and biofiltration wetland in association with other riparian habitat enhancements adjacent to the foreshore between the kinross park corridor and Kerr Street;
 - (e) native landscape planting within the kinross park corridor to provide an ecological connection between the river and Everett Crowley Park by way of Kinross Ravine Park;
 - (f) restoring and enhancing fish and wildlife habitat along the river's foreshore by introducing intertidal marshes and mudflats, native riparian landscape planting, and a wildlife sanctuary island, as illustrated on Figure 16; and
 - (g) developing management plans, as appropriate, to ensure successful establishment of these ecological features.”;
- (c) renumbers sections 5.1.6 through 5.1.9 as sections 5.1.7 through 5.1.10, respectively;
- (d) in renumbered section 5.1.7:
- (i) adds “, critical infrastructure,” after “into the design of buildings,”,
 - (ii) in subparagraph (a)(ii)(B), strikes out “high water mark” and substitutes “natural boundary”,
 - (iii) in subsection (c), strikes out “1 m of additional sea level rise by 2100” and substitutes “2 m of sea rise”, and
 - (iv) in subsection (d), strikes out “City” and substitutes “city”;
- (e) in renumbered section 5.1.8, Council adds “area” before “re-zoning”; and
- (f) in renumbered section 5.1.9:
- (i) strikes out “Each re-zoning is to include the” and substitutes “Transportation demand management opportunities are to be a key design consideration, and each area re-zoning is to include the”, and
 - (ii) in subsection (b), adds “identified in the Parking By-law,” after “through measures”.

41. In subsection 5.2.1(b), Council adds “that are not affordable housing dwelling units” after “at least 35% of all dwelling units”.

42. Council strikes out section 5.2.6, including the heading, and substitutes the following:

“Urban agriculture, food harvesting and food assets

5.2.6 Each area re-zoning is to determine locations for urban agriculture, food harvesting or other food assets, including:

- a) rooftops , courtyards and/or open spaces around buildings on private development parcels;
- b) locations within the public realm, taking into account synergies for asset management with compatible adjacent uses; and
- c) potential for a farmers’ market as part of the area 1 re-zoning, including consultation with relevant organizations to determine appropriate site

design, relationship to surrounding food retail uses, and flexible programming for other public activities and events that encourage social interaction and local economic development.”

43. Council strikes out section 5.2.9 and substitutes the following:

“5.2.9 If appropriate, the design of the public realm, buildings, and public art features are to celebrate Indigenous culture and acknowledge EFL’s industrial history by integrating remaining artifacts from the mill operation on the site.”.

44. In section 5, Council:

(a) adds a new section 5.2.10 as follows:

“Nations engagement

5.2.10 The city is to engage with the local First Nations in the design of public amenities including the shoreline, parks, and the community centre, as well as future area re-zoning. The purpose of this is to advance principles of reconciliation and increase visibility of the Nations on the land.”;

(b) renumbers sections 5.2.10 and 5.2.11 as 5.2.11 and 5.2.12, respectively; and

(c) in renumbered section 5.2.12, adds “local” before “community”.

45. Council strikes out section 5.3.2, including the heading, and substitutes the following:

“Community benefits

5.3.2 Development is to benefit the local economy through employment hiring practices, procurement of services and suppliers, and skills training opportunities, with a focus on positive environmental and social impacts for local Indigenous and/or equity seeking groups. Community benefits are to be determined at each area re-zoning.”.

46. In section 6.1.1, Council:

(a) strikes out subsection (a) and substitutes the following:

“(a) residential floor area consisting of approximately 338 774 m², except that if office floor area in the areas outlined with dotted lines in Figure 19 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 (e), strikes out “generally as illustrated in Figure 19”;

(c) strikes out subsection (g) and renumbers subsections (h) and (i) as subsections (g) and (h), respectively;

(d) in renumbered subsection (g), strikes out “, and” and substitutes “,.”;

(e) in renumbered subsection (h), strikes out “.” and substitutes “, and”; and

(f) adds a new subsection (i) as follows:

“(i) at least 9 290 m² of the residential floor area is to be available for secured market rental housing on sites adjacent to the high street south of the rail corridor.”

47. In section 6.1.3, Council:

(a) in subsection (a):

(i) adds “, flex” after “residential”, and

(ii) strikes out “194 471 m²” and substitutes “296 780 m²”;

(b) in subsection (b), strikes out “small convenience retail stores” and substitutes “retail and community energy centre floor area consisting of no more than 2 050 m²”;

(c) in subsection (d), strikes out “2.5 hectares” and substitutes “3.31 hectares”;

(d) in subsection (e), strikes out “, and” and substitutes “,”;

(e) in subsection (f):

(i) strikes out “25.1%” and substitutes “25.6%”, and

(ii) strikes out “.” and substitutes “, and”; and

(f) adds a new subsection (g) as follows:

“(g) at least 27 871 m² of the residential floor area is to be available for secured market rental housing.”.

48. Council adds a new section 6.1.6 as follows:

“Area 1 or Area 3

6.1.6 A 69 space child care facility is to be included in Area 1, located in the community centre, or in Area 3.”.

49. In section 7, Council strikes out all of the Figures and substitutes the Figures attached to this By-law as Schedule “A”.

50. 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.

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

ENACTED by Council this 27th day of April, 2021

Signed _____ "Kennedy Stewart"
Mayor

Signed _____ "Katrina Leckovic"
City Clerk

Schedule A

Section 7
Figures

Figure 1. East Fraser Lands ODP Boundaries

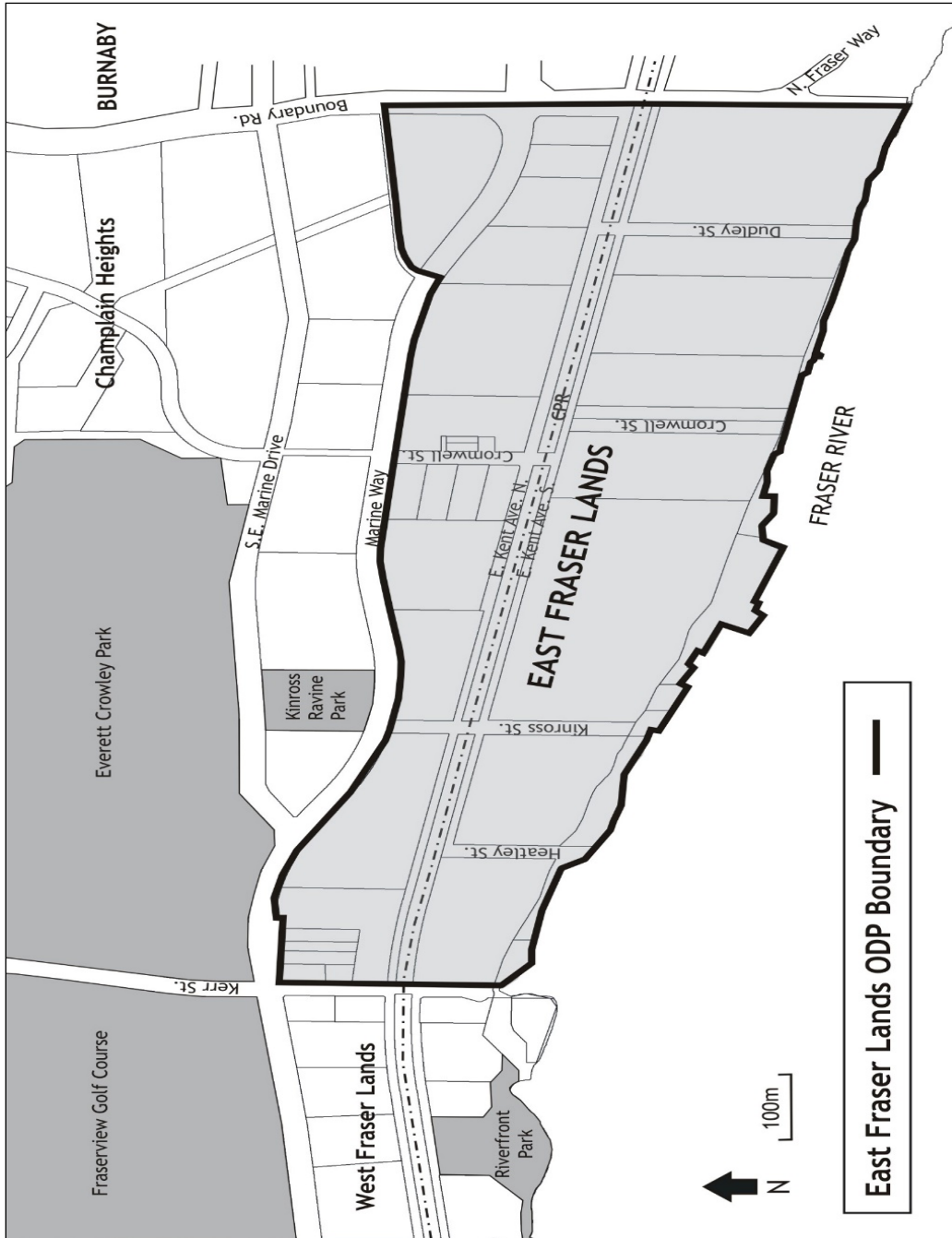


Figure 2. Illustrative Plan



Figure 3. Areas

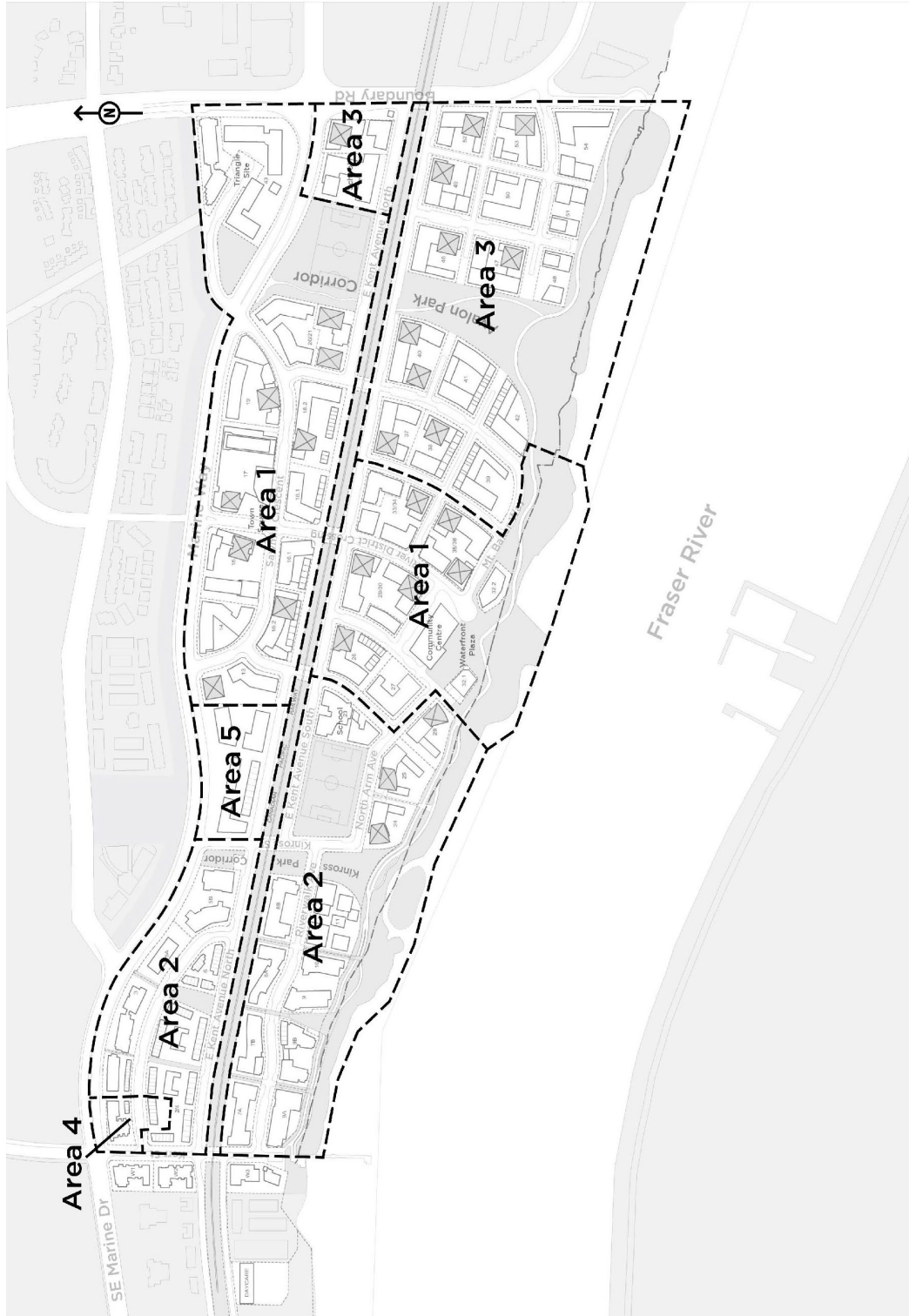


Figure 4. Residential Uses



Figure 5. Retail, service, flex and light industrial live-work uses

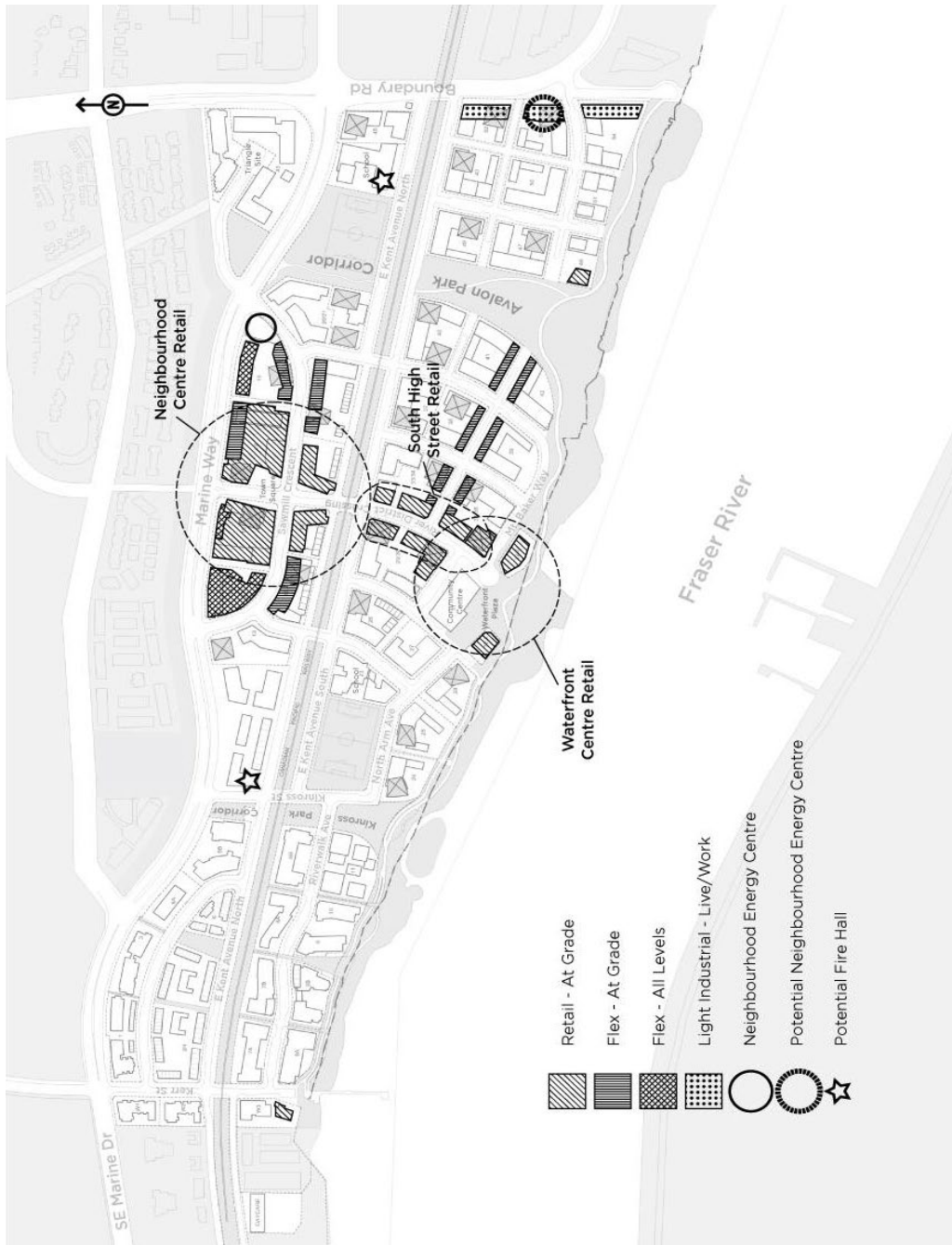


Figure 6. Cultural, recreational, and school uses

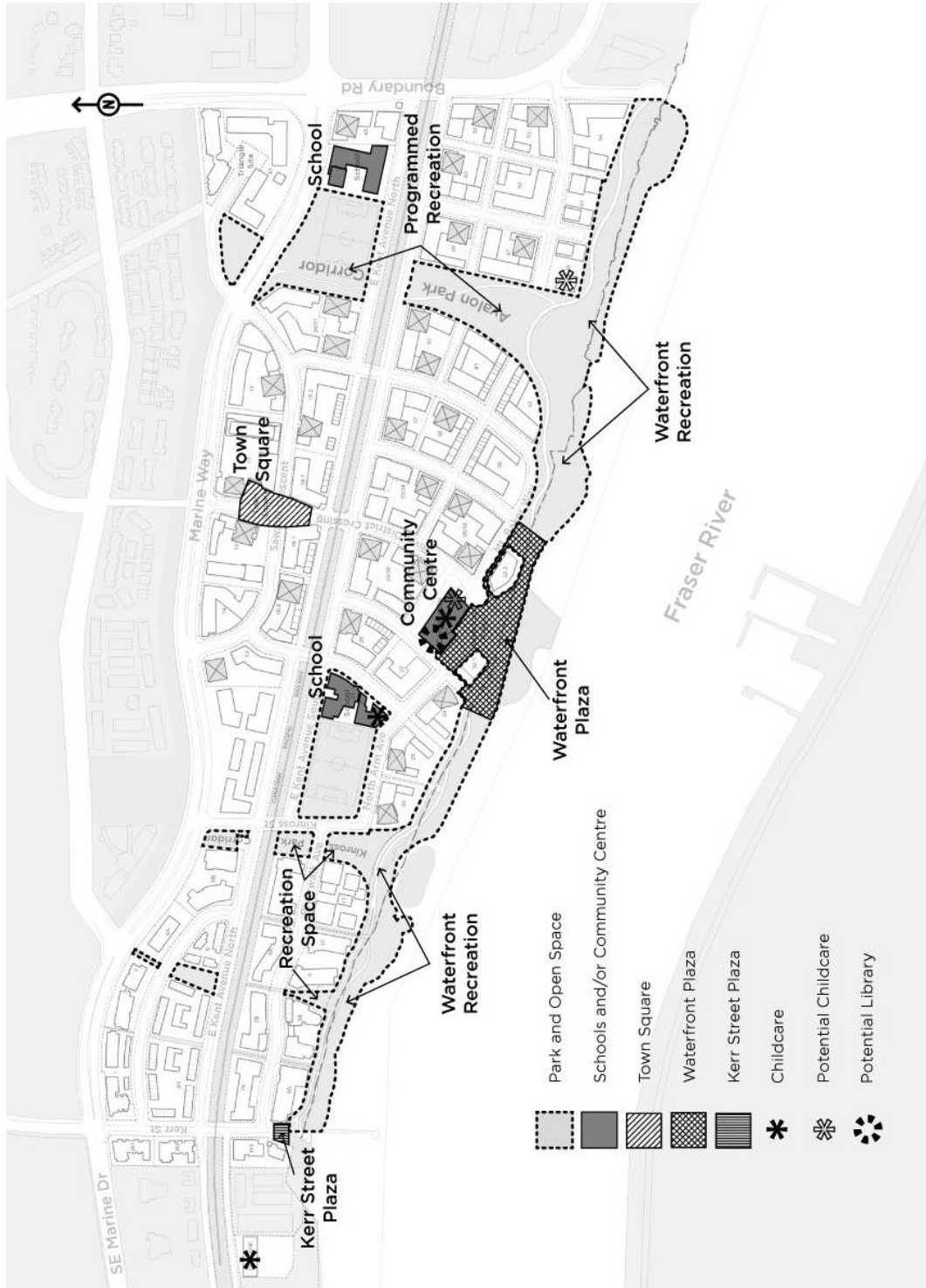


Figure 7. Parks and open space

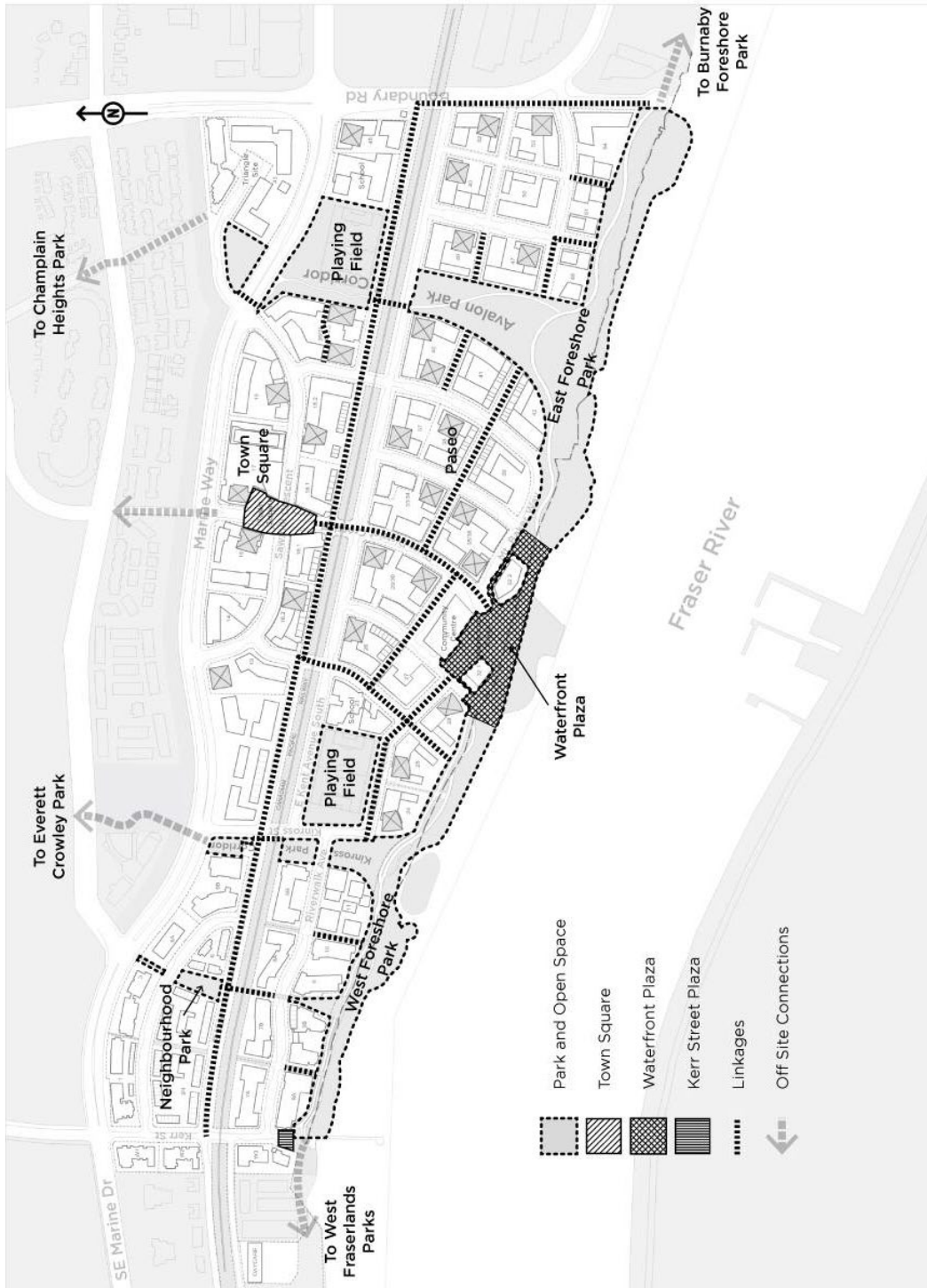


Figure 8. Maximum building heights



Figure 9. Optimum building heights

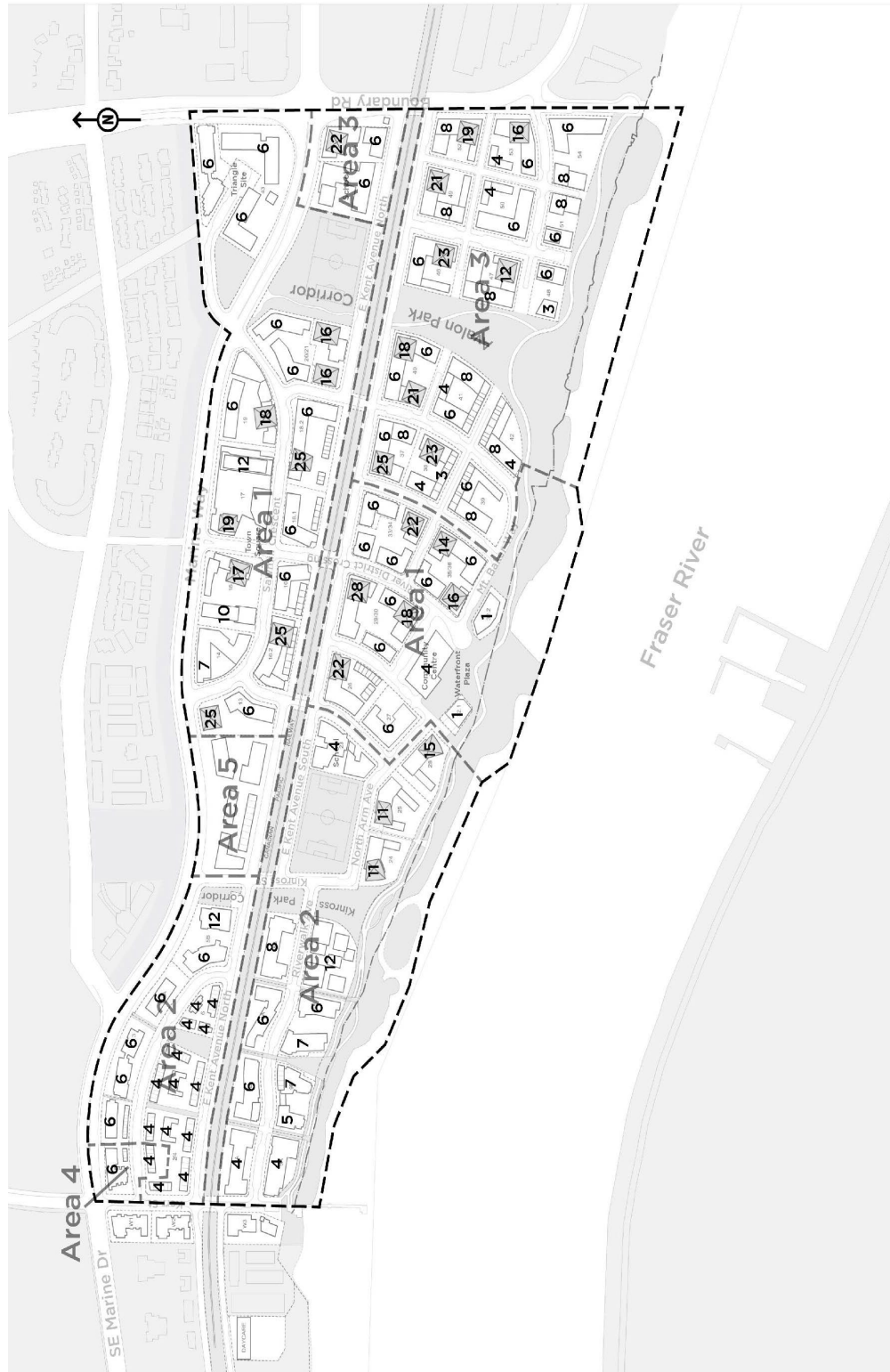


Figure 10. Public views

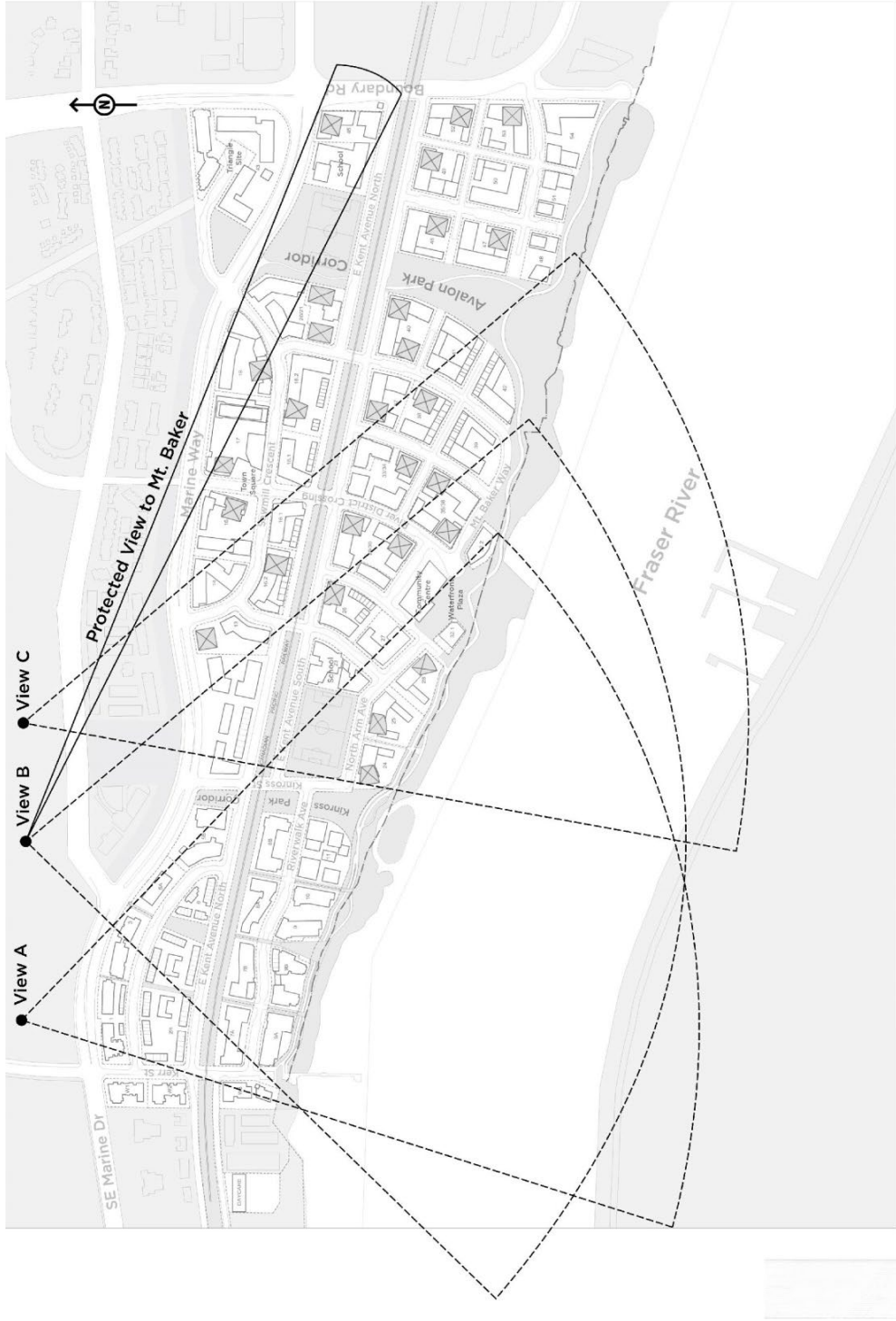


Figure 11. Pedestrian routes



Figure 12. Cycle routes

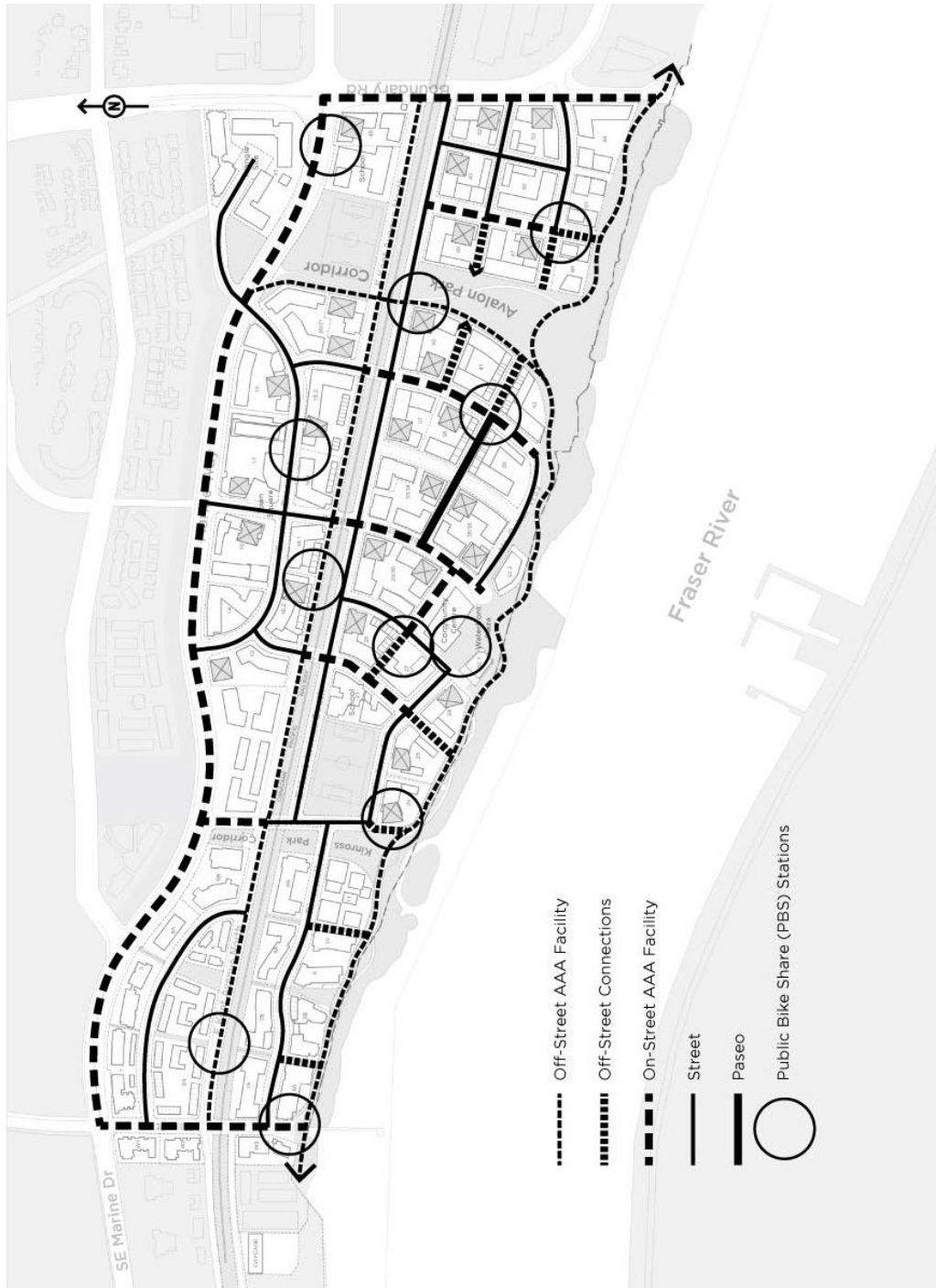


Figure 13. Transit

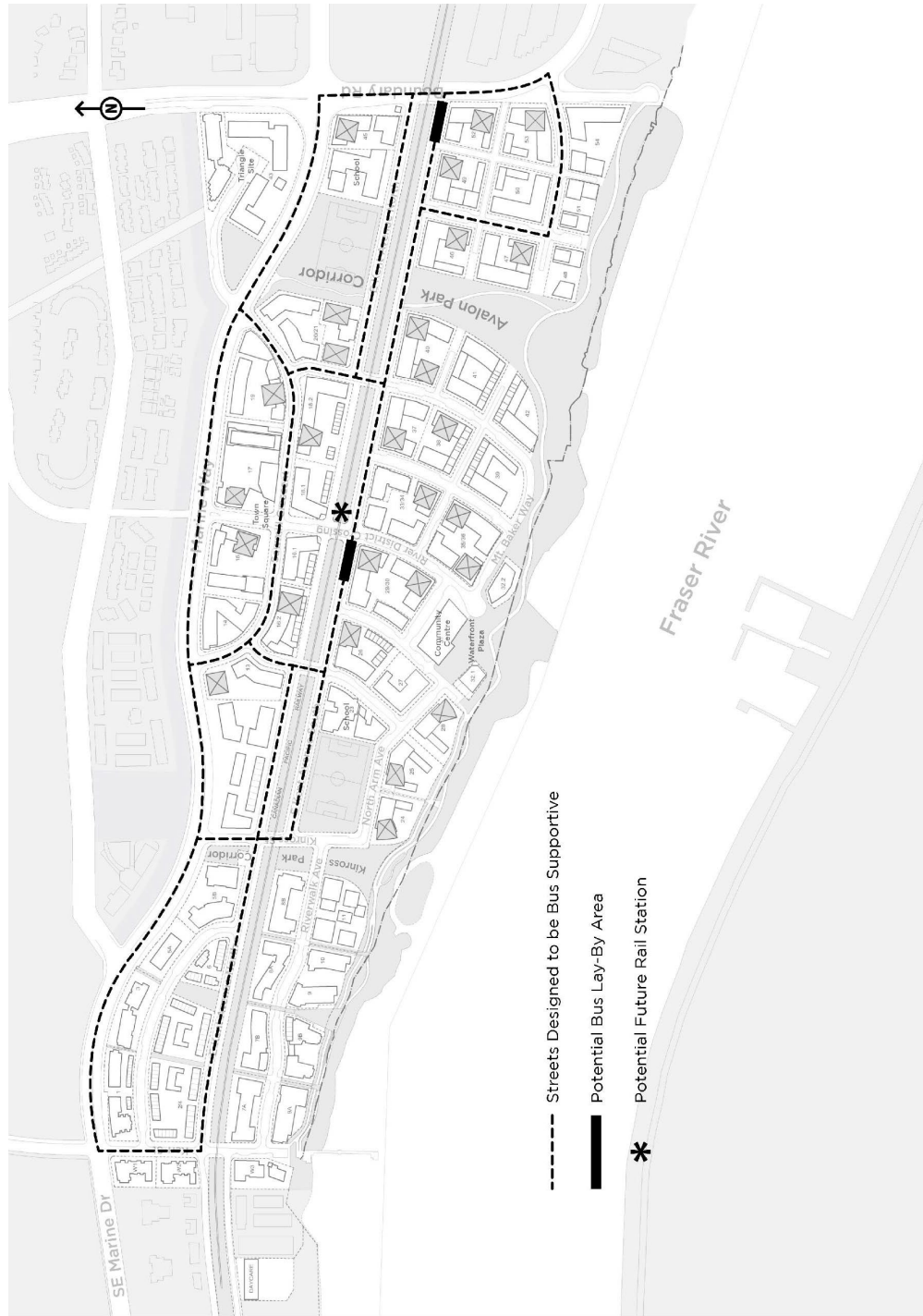


Figure 14. Street network

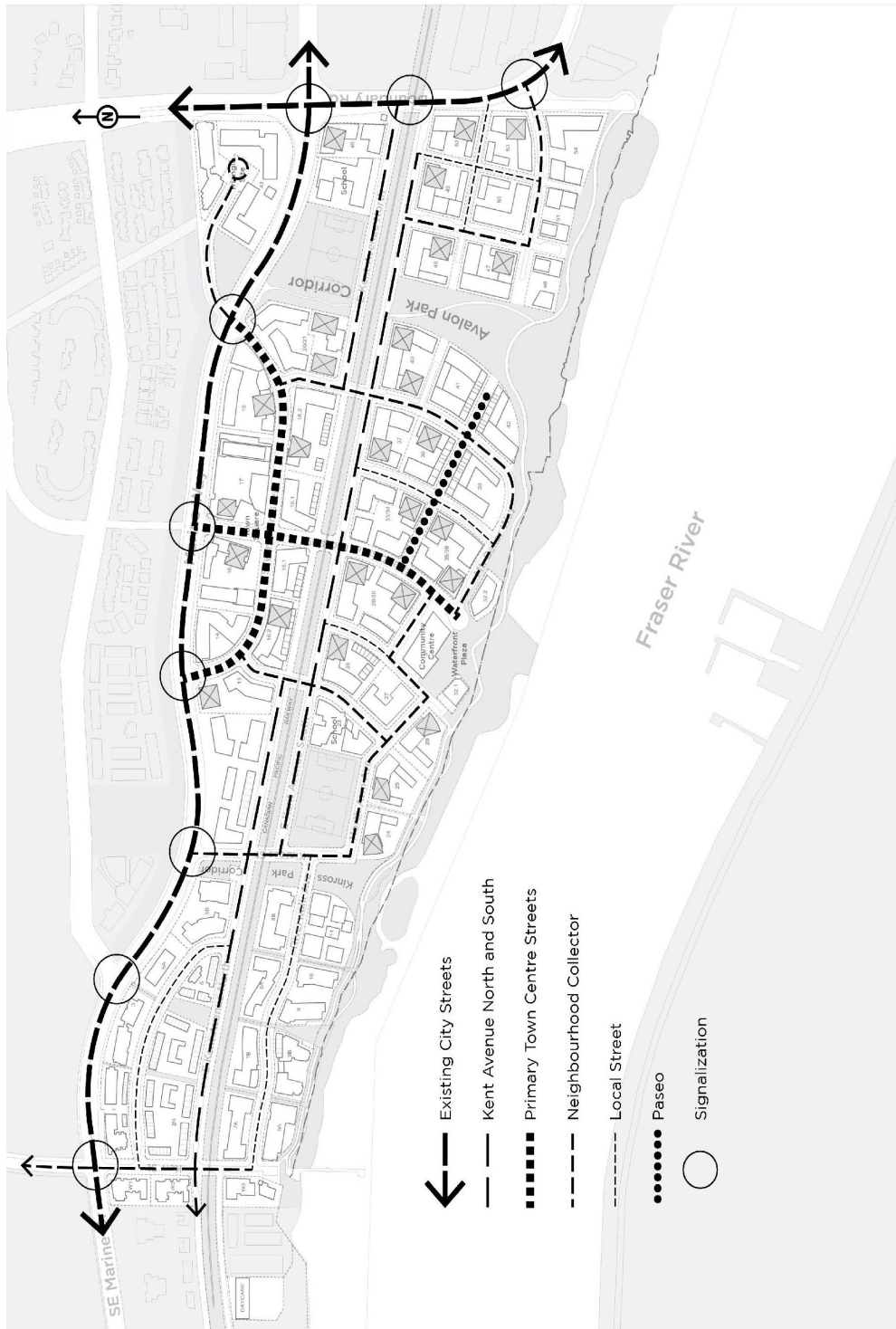


Figure 15. Rain water management concept



Figure 16. Foreshore concept

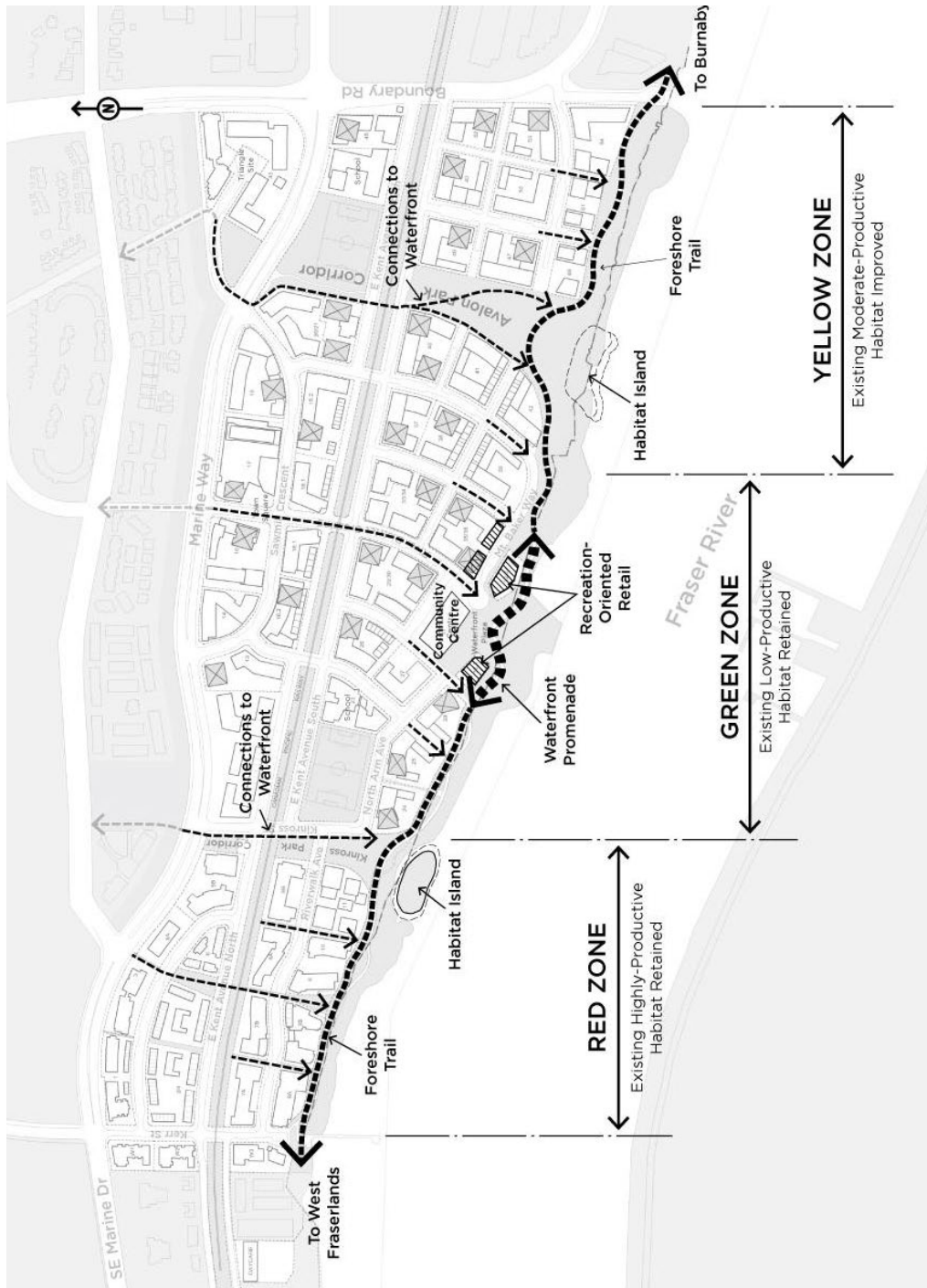


Figure 17. Affordable housing

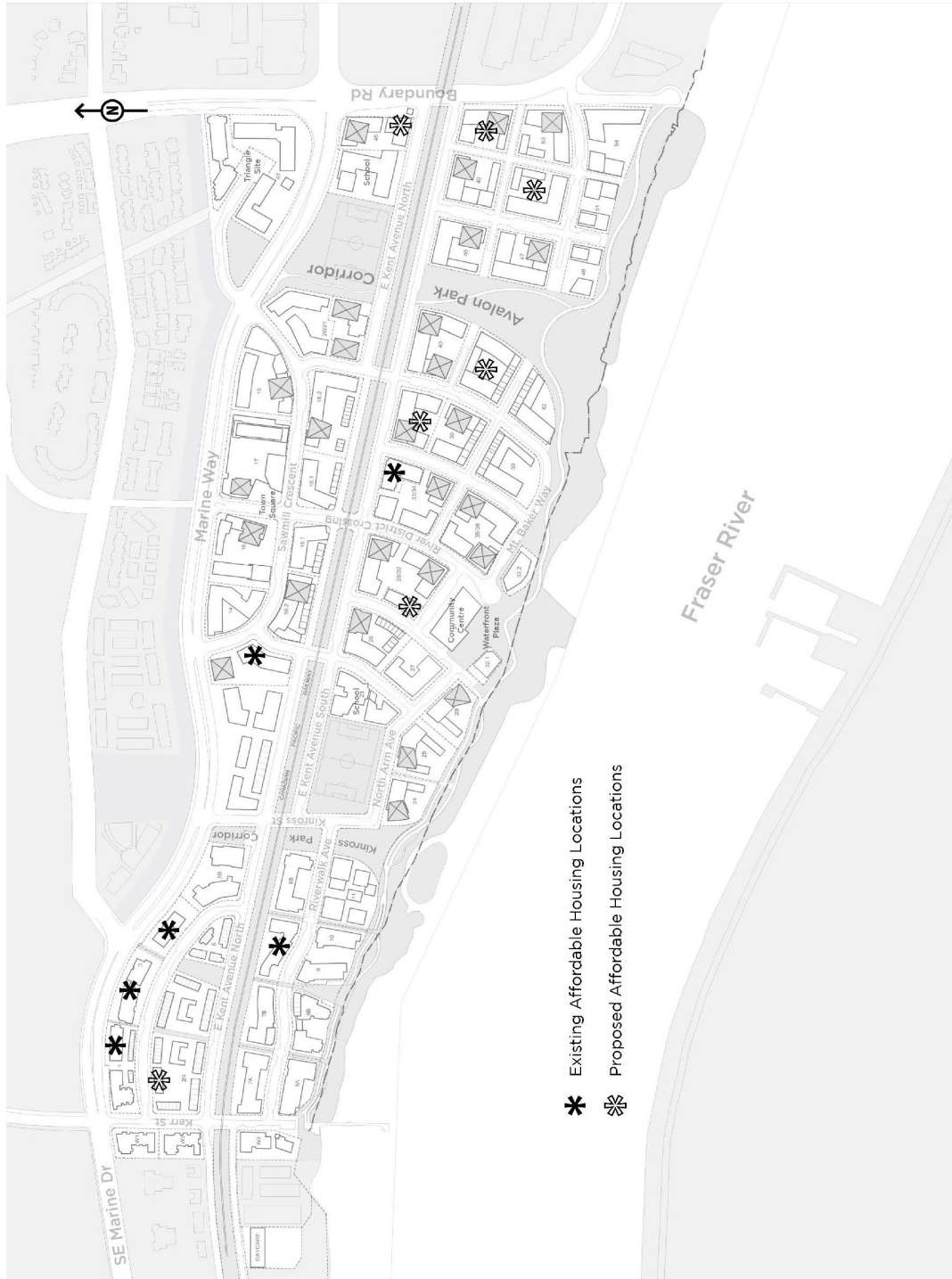


Figure 18. Development Phases

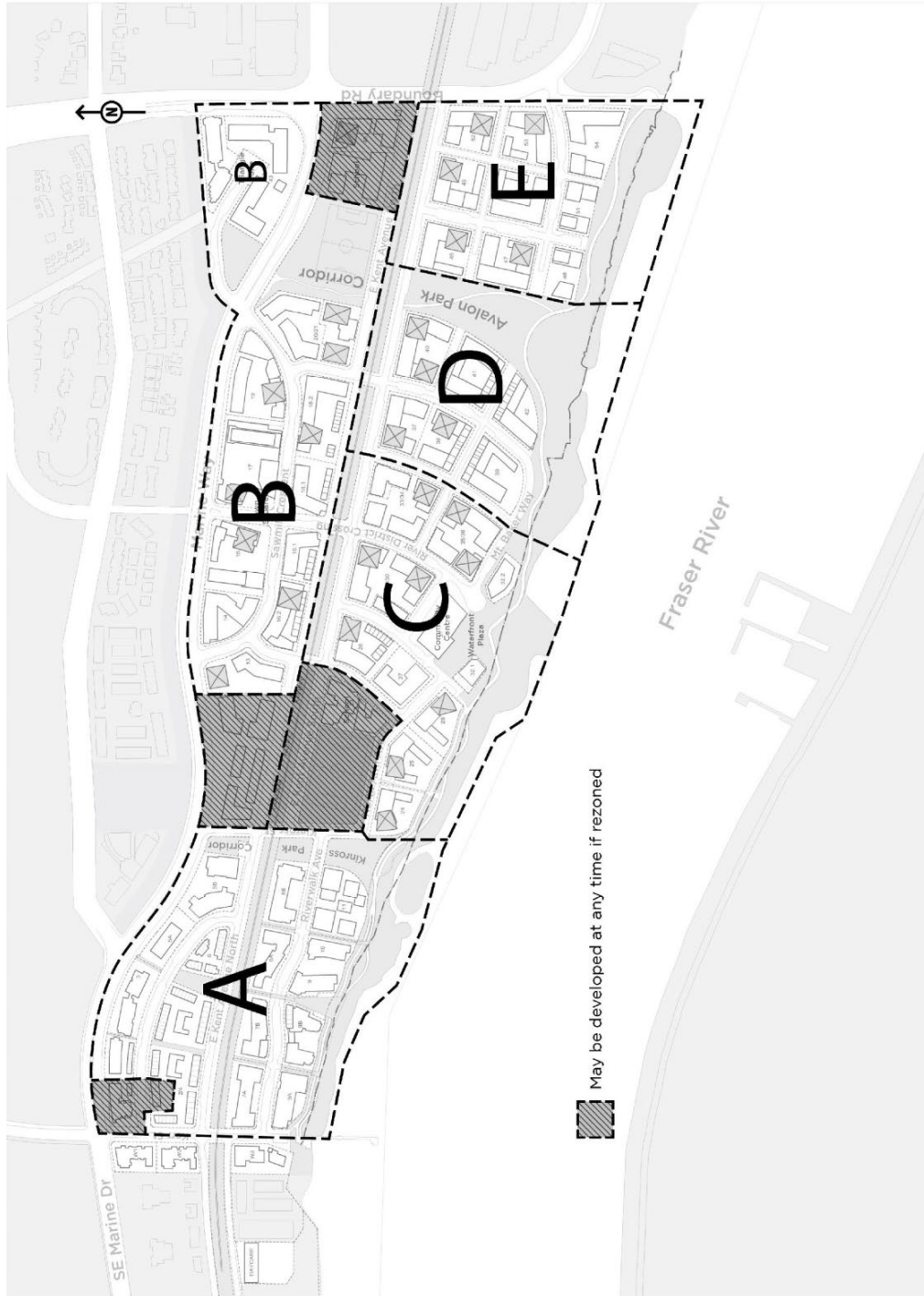


Figure 19. Secured Market Rental

