

BY-LAW NO. 14008

**A By-law to amend False Creek North
Official Development Plan By-law No. 6650
regarding amendments to allow increased social housing**

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

1. This by-law amends the indicated provisions of the False Creek North Official Development Plan By-law No. 6650.

2. Under the “List of Figures”, Council:

- (a) strikes out the line for Figure 4 in its entirety; and
- (b) in the line for Figure 12b, strikes out “Non-Market Housing Sites” and substitutes “Social Housing Sites”.

3. Council strikes out Section 3.3.1, and substitutes:

“3.3.1 Residential

It is intended that False Creek North be a predominantly residential area to achieve regional and City objectives. In addition to dwelling uses, other complementary uses are also permitted to provide for the needs of residents and deliver a complete community.

The floor areas permitted within each area are subject to satisfactory resolution of:

- (a) livability for various household types; and
- (b) compatibility with adjacent development,

as determined prior to the enactment of each sub-area zoning.

The maximum floor area which may be permitted within each area may be increased by up to 10%, provided that the total floor area is not increased, and subject to satisfactory resolution of (a) and (b), above.

All development shall be required to meet the *High Density Housing for Families with Children Guidelines*. Of the total number of dwelling units, 25% shall be suitable for families with small children or as required in the *Family Room: Housing Mix Policy for Rezoning Projects*, if applicable.

For rezoning applications the following social housing requirements apply:

- (a) for sites located at 1502 Granville Street, 431 Beach Crescent, and 900 Pacific Boulevard, 20% of residential floor area above the maximum permitted residential floor area set out in the applicable CD-1 by-laws as of November 30, 2022 shall be designated for social housing;
- (b) for all other rezoning applications, 20% of the total residential floor area shall be designated for social housing; and

- (c) notwithstanding (a) and (b), rezoning applications received prior to November 30, 2022 may be exempt from this requirement.

Temporary modular housing is permitted, subject to Section 11 of the Zoning and Development By-law. Temporary modular housing is not subject to any of the use or design provisions of this ODP.”.

4. In Section 3.5.2.1, Council strikes out the fourth bullet and substitutes:

“

- a minimum of eight child day care facilities that meet the *Community Care Facilities Licensing* requirements and all applicable design standards; opportunities for school age care spaces are also encouraged;”.

5. In Section 7, Council:

- (a) strikes out Figure 4 in its entirety;
- (b) strikes out Figures #12b L and #12b R and substitutes Figures #12b L and #12b R as attached to this by-law as Schedule A; and
- (c) strikes out Figures #12c L and #12c R and substitutes Figures #12c L and #12c R as attached to this by-law as Schedule B.

6. 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.

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

ENACTED by Council this 23rd day of April, 2024

Signed _____ “Ken Sim”
Mayor

Signed _____ “Katrina Leckovic”
City Clerk

Figure 12b L

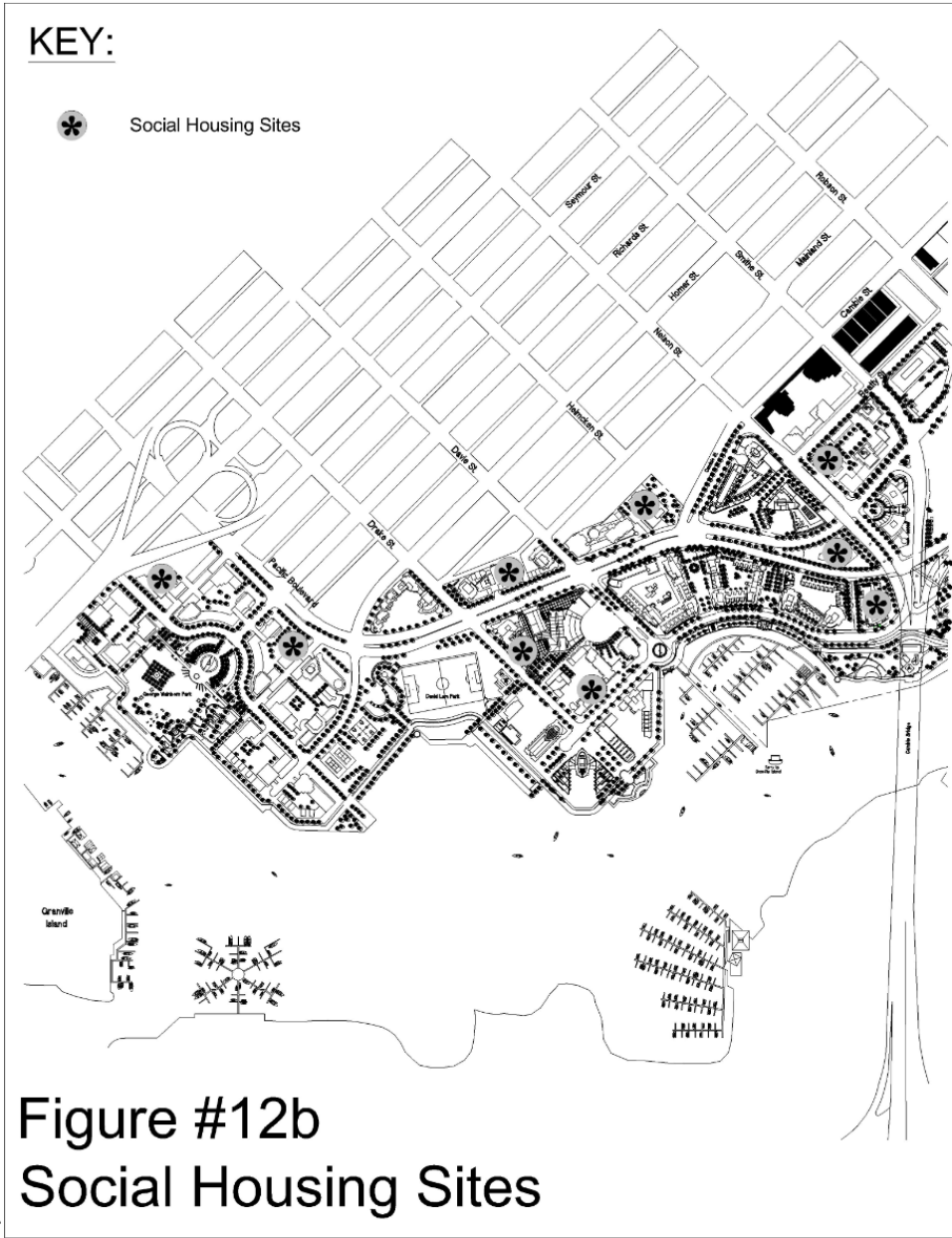
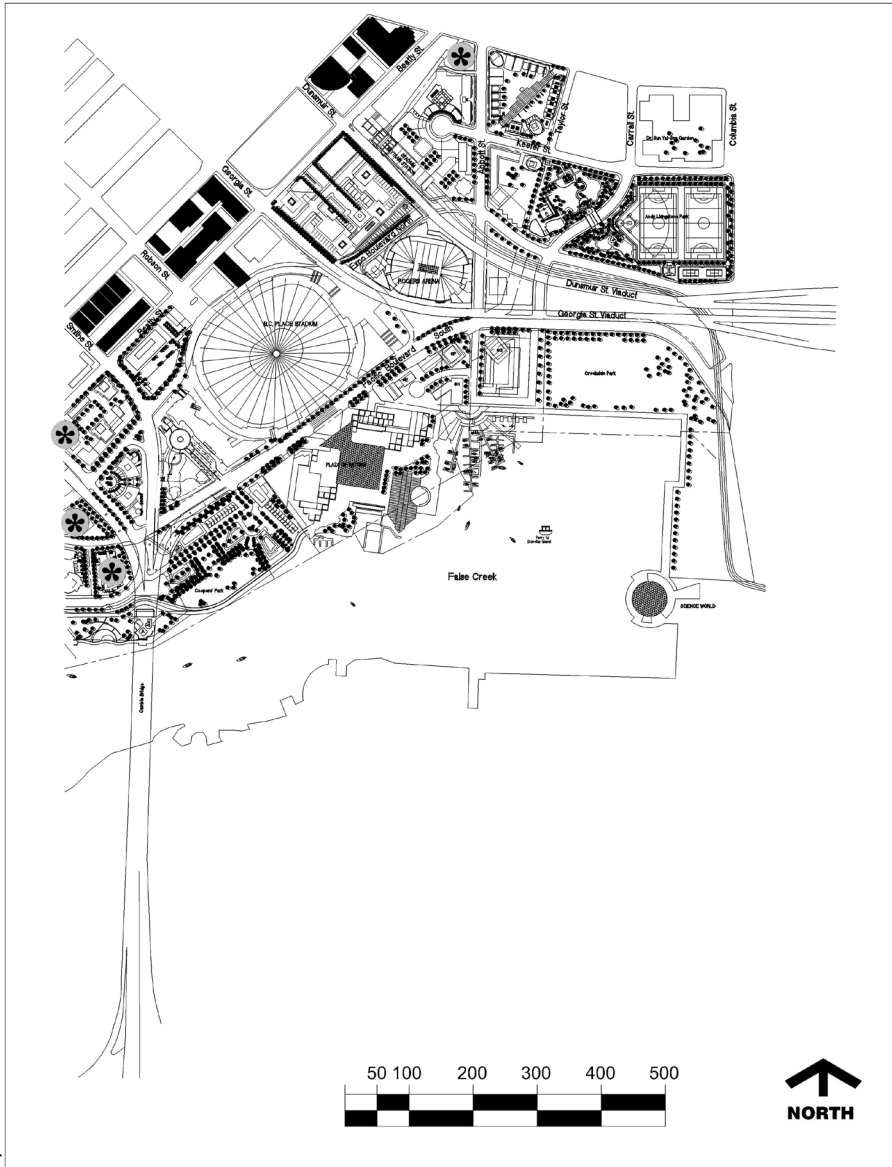


Figure 12b R



Schedule B

Figure 12c L



Figure 12c R

