

**EXPLANATION****A By-law to amend the Parking By-law No. 6059  
with regard to parking for the RM-7, RM-7N and  
RM-7AN Districts Schedule**

After the public hearing on September 20, 2016, Council resolved to amend the Parking By-law to address the RM-7, RM-7N and RM-7AN Districts Schedule. The Director of Planning has advised that there are no prior to conditions and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
October 18, 2016

ABF

**BY-LAW NO.**

**A By-law to amend the Parking By-law No. 6059  
regarding parking for the RM-7, RM-7N and RM-7AN Districts Schedule**

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

1. In Section 4 - Table of Number of Required and Permitted Accessory Parking Spaces, Council:
  - (a) amends section 4.2.1.3, under COLUMN 1 - BUILDING CLASSIFICATION, by inserting, between "RM-7N," and "RM-8,", the words, "RM-7AN,,"; and
  - (b) amends section 4.2.1.4:
    - (i) under COLUMN 1 - BUILDING CLASSIFICATION by deleting the words "Multiple Dwelling in RM-7 and RM-7N (not including Rowhouse)", and replacing with "Multiple Dwelling in RM-7, RM-7N and RM-7AN (not including Rowhouse)",
    - (ii) under COLUMN 1 - BUILDING CLASSIFICATION by deleting the words "Rowhouse in RM-7, RM-7N, RM-8, RM-8N, RM-9 and RM-9N" and replacing with "Rowhouse in RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-9 and RM-9N", and
    - (iii) under COLUMN 1 - BUILDING CLASSIFICATION by striking out the words "Principal Dwelling Unit with a Lock-off Unit in RM-7, RM-7N, RM-8, RM-8N, RM-9, RM-9A, RM-9N and RM-9AN" and substituting "Principal Dwelling Unit with a Lock-off Unit in RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-9, RM-9A, RM-9N and RM-9AN".
2. In Section 6 - Table 6.2 Table of Number of Required Off-Street Bicycle Spaces, Council:
  - (a) Amends section 6.2.1.3, under Column 1 - Building Classification, by striking out "RM-7 and RM-7N" wherever it appears, and replacing with "RM-7, RM-7N and RM-7AN"; and
  - (b) Amends section 6.2.1.7, under Column 1 - Building Classification, by inserting, between "RM-7N," and "RM-8", the words "RM-7AN,,".
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        day of                                , 2016

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Mayor

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City Clerk

**EXPLANATION****A By-law to amend the Parking By-law No. 6059  
with regard to parking for the RM-9, RM-9A, RM-9N, RM-9AN  
and RM-9BN Districts Schedule**

After the public hearing on September 20, 2016, Council resolved to amend the Parking By-law to address the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule. The Director of Planning has advised that there are no prior to conditions and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
October 18, 2016

Regulations regarding parking  
RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule **ABF**

**BY-LAW NO.**

**A By-law to amend the Parking By-law No. 6059  
regarding parking for the RM-9, RM-9A, RM-9N,  
RM-9AN and RM-9BN Districts Schedule**

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

1. In Section 4 - Table of Number of Required and Permitted Accessory Parking Spaces, Council:
  - (a) amends section 4.2.1.3, under COLUMN 1 - BUILDING CLASSIFICATION, by inserting, after “RM-9AN,”, the words, “RM-9BN,”; and
  - (b) amends section 4.2.1.4:
    - (i) under COLUMN 1 - BUILDING CLASSIFICATION by deleting the words “Multiple Dwelling in RM-8, RM-8N, RM-9 and RM-9N (not including Rowhouse)”, and replacing with “Multiple Dwelling in RM-8, RM-8N, RM-9, RM-9N and RM-9BN (not including Rowhouse)”,
    - (ii) under COLUMN 1 - BUILDING CLASSIFICATION by deleting the words “Rowhouse in RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-9 and RM-9N” and replacing with “Rowhouse in RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-9, RM-9N and RM-9BN”, and
    - (iii) under COLUMN 1 - BUILDING CLASSIFICATION by striking out the words “Principal Dwelling Unit with a Lock-off Unit in RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-9, RM-9A, RM-9N and RM-9AN” and substituting “Principal Dwelling Unit with a Lock-off Unit in RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN”.
2. In Section 6 - Table 6.2 Table of Number of Required Off-Street Bicycle Spaces, Council:
  - (a) Amends section 6.2.1.3, under Column 1 - Building Classification, by striking out “RM-9 and RM-9N”, and replacing with “RM-9, RM-9N and RM-9BN”; and
  - (b) Amends section 6.2.1.7, under Column 1 - Building Classification by striking out “and RM-9AN” and inserting the words “RM-9AN and RM-9BN”.



**EXPLANATION**

**A By-law to amend the Sign By-law  
Re: RM-7, RM-7N and RM-7AN Districts Schedule  
and RM-9, RM-9A, RM-9N, RM-9AN and  
RM-9BN Districts Schedule  
and related and consequential amendments**

After the public hearing on September 20, 2016, Council resolved to amend the Sign By-law to add new District Schedules to Schedule A. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
October 18, 2016

RM-7, RM-7N and RM-7AN Districts Schedule  
RM-9, RM-9A, RM-9N, RM-9AN and  
RM-9BN Districts Schedule  
and related and consequential amendments

ABF

BY-LAW NO. \_\_\_\_\_

**A By-law to amend Sign By-law No. 6510**

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

1. In Section 9.2, under the heading “Residential Areas - SCHEDULE A”, Council deletes the words “RM-7 and RM-7N” and replaces them with the following words: “RM-7, RM-7N and RM-7AN”.
2. In Section 9.2, under the heading “Residential Areas - SCHEDULE A”, Council deletes the words “RM-9, RM-9A, RM-9N and RM-9AN” and replaces them with the following words: “RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN”.
3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



**EXPLANATION****Subdivision By-law No. 5208 amending By-law  
Re: RM-7, RM-7N and RM-7AN Districts Schedule**

Enactment of the attached By-law will amend certain maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of September 20, 2016 dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services  
October 18, 2016

ABF

BY-LAW NO. \_\_\_\_\_

**A By-law to amend Subdivision By-law No. 5208  
regarding the RM-7, RM-7N and RM-7AN Districts Schedule**

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

1. Council amends the RS-1, RS-3, RS-3A, RS-5 and RS-6 maps forming part of Schedule A of the Subdivision By-law to delete the RS-1 areas being rezoned to RM-7AN by deleting therefrom the properties shown in black outline on Schedule A to this By-law, in accordance with the explanatory legends, notations, and references incorporated therein.
2. Council amends Table 1 of Schedule A of the Subdivision By-law by inserting, in the appropriate alphabetical and numerical order, standards for RM-7AN, as follows:

	District	Minimum Parcel Width	Minimum Parcel Area
RM-7AN	Multiple Dwelling	40 ft. [12.192 m]	4,800 sq. ft. [445.935 m <sup>2</sup> ]

3. Council amends Table 2 of Schedule A of the Subdivision By-law by inserting, in the appropriate alphabetical and numerical order, standards for RM-7AN, as follows:

	District	Minimum Parcel Width	Minimum Parcel Area
RM-7AN	Multiple Dwelling	30 ft. [9.144 m]	3,000 sq. ft. [278.709 m <sup>2</sup> ]

4. 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.
5. This By-law is to come into force and take effect on the date of its enactment.

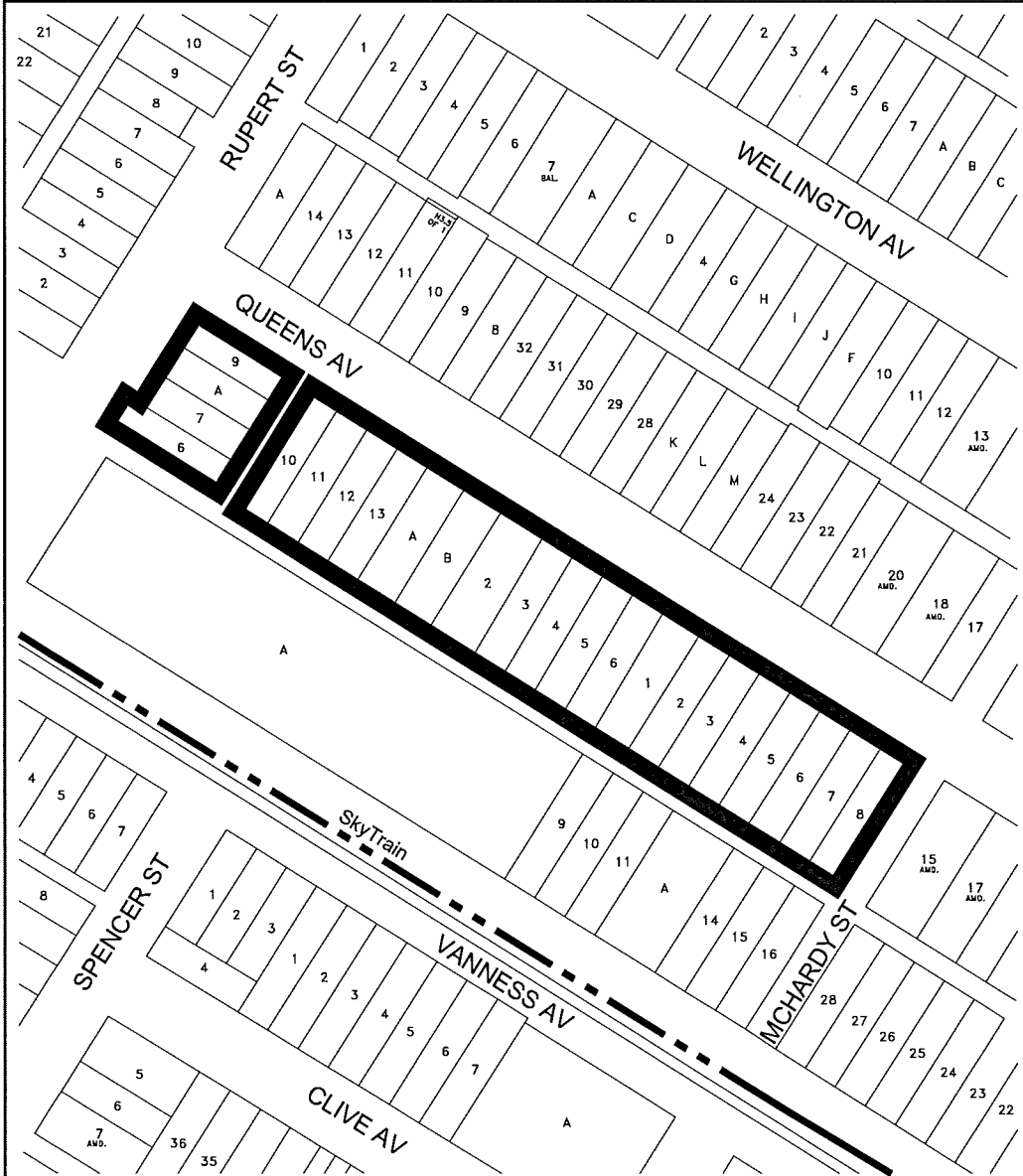
ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**Schedule A**

By-law No. \_\_\_\_\_ being a By-law to amend By-law No. 5208  
 being the Subdivision By-law



The properties outlined in black ( **█** ) are deleted from the RS-1/RS-3/RS-3A/RS-5/RS-6 maps forming part of Schedule A of the Subdivision By-law

Collingwood - RM-7AN

map: 1 of 3

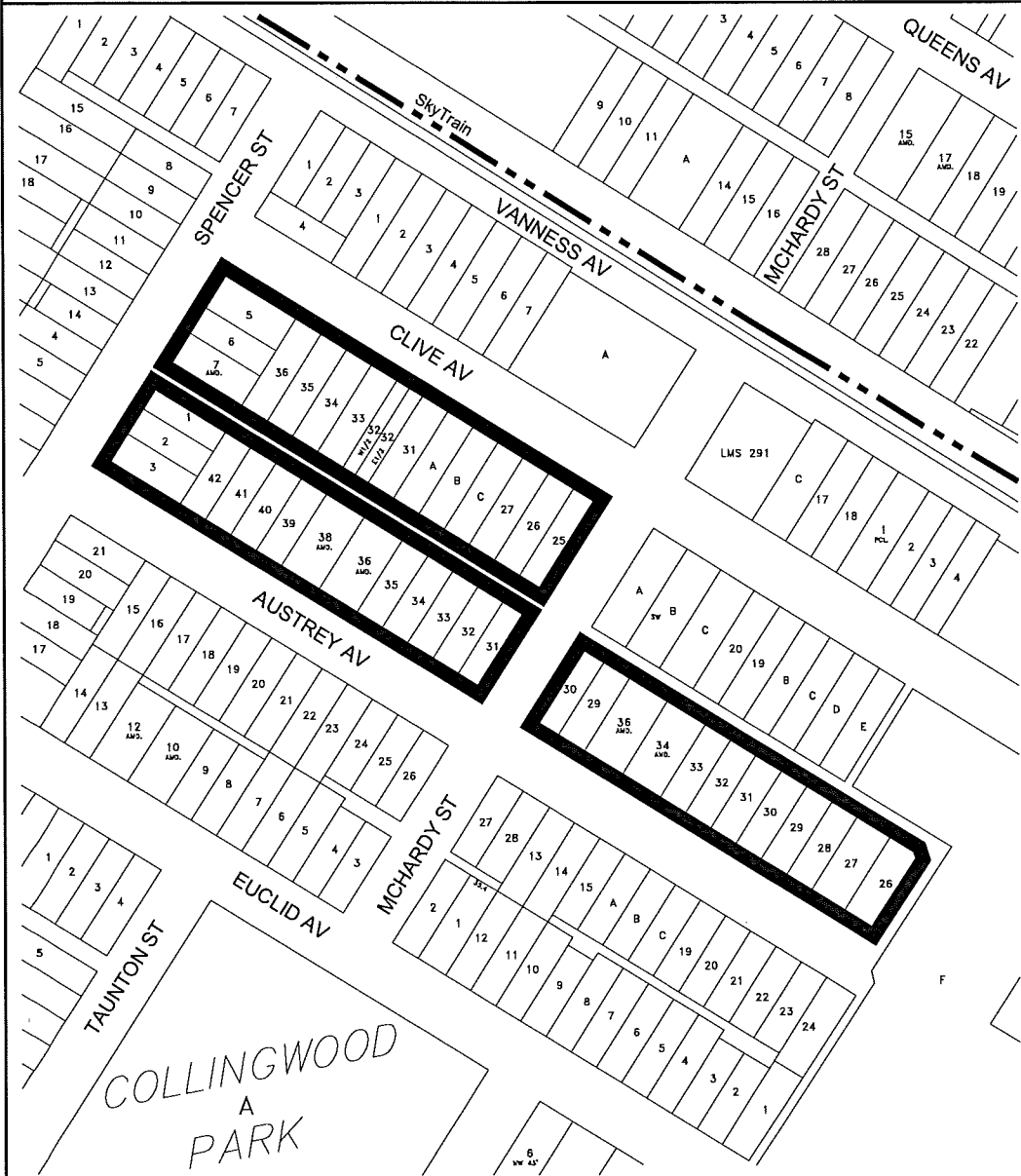
scale: NTS



**City of Vancouver**

date: 2016-04-27

By-law No. \_\_\_\_\_ being a By-law to amend By-law No. 5208  
 being the Subdivision By-law



The properties outlined in black ( **█** ) are deleted from the RS-1/RS-3/RS-3A/RS-5/RS-6 maps forming part of Schedule A of the Subdivision By-law

Collingwood - RM-7AN

map: 2 of 3

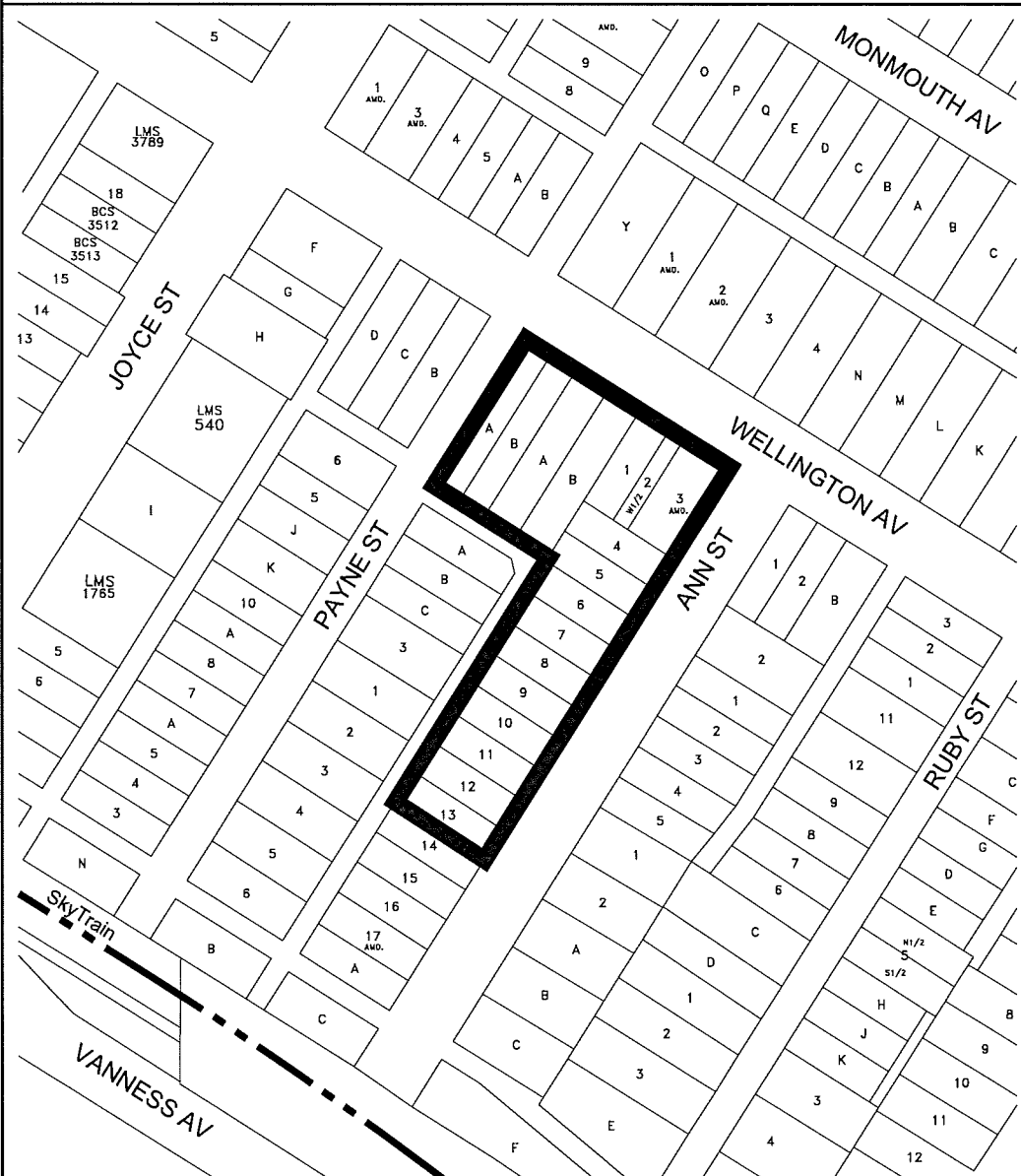
scale: NTS



City of Vancouver

date: 2016-04-27

By-law No. \_\_\_\_\_ being a By-law to amend By-law No. 5208  
being the Subdivision By-law



The properties outlined in black ( **█** ) are deleted from the RS-1/RS-3/RS-3A/RS-5/RS-6 maps forming part of Schedule A of the Subdivision By-law

Collingwood - RM-7AN

map: 3 of 3  
scale: NTS



City of Vancouver

date: 2016-04-27

**EXPLANATION****Subdivision By-law No. 5208 amending By-law  
Re: RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule**

Enactment of the attached By-law will amend certain maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of September 20, 2016 dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services  
October 18, 2016

BY-LAW NO. \_\_\_\_\_

A By-law to amend Subdivision By-law No. 5208  
regarding the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule

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

1. Council amends the RS-1, RS-3, RS-3A, RS-5 and RS-6 maps forming part of Schedule A of the Subdivision By-law to delete the RS-1 areas being rezoned to RM-9BN by deleting therefrom the properties shown in black outline on Schedule A to this By-law, in accordance with the explanatory legends, notations, and references incorporated therein.

2. Council amends Table 1 of Schedule A of the Subdivision By-law by inserting, in the appropriate alphabetical and numerical order, standards for RM-9BN, as follows:

	District	Minimum Parcel Width	Minimum Parcel Area
RM-9BN	Multiple Dwelling	40 ft. [12.192 m]	4,800 sq. ft. [445.935 m <sup>2</sup> ]

3. Council amends Table 2 of Schedule A of the Subdivision By-law by inserting, in the appropriate alphabetical and numerical order, standards for RM-9BN, as follows:

	District	Minimum Parcel Width	Minimum Parcel Area
RM-9BN	Multiple Dwelling	30 ft. [9.144 m]	3,000 sq. ft. [278.709 m <sup>2</sup> ]

4. 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.

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

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

By-law No. \_\_\_\_\_ being a By-law to amend By-law No. 5208  
being the Subdivision By-law



The properties outlined in black ( **█** ) are deleted from the RS-1/RS-3/RS-3A/RS-5/RS-6 maps forming part of Schedule A of the Subdivision By-law

Collingwood - RM-9BN

map: 1 of 2

scale: NTS



City of Vancouver

date: 2016-04-27



By-law No. \_\_\_\_\_ being a By-law to amend By-law No. 5208  
being the Subdivision By-law



The properties outlined in black ( **█** ) are deleted from the RS-1/RS-3/RS-3A/RS-5/RS-6 maps forming part of Schedule A of the Subdivision By-law

Collingwood - RM-9BN

map: 2 of 2

scale: NTS



City of Vancouver

date: 2016-04-27

**EXPLANATION****A By-law to amend the Zoning and Development By-law  
Re: 288-388 West King Edward Avenue**

After the public hearing on May 17, 2016, Council resolved to amend the Zoning and Development By-law to create a CD-1 By-law for 288-388 West King Edward Avenue. The Director of Planning has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
October 18, 2016

288-388 West King Edward Avenue

BY-LAW NO. \_\_\_\_\_ <sup>ABF</sup>

**A By-law to amend  
Zoning and Development By-law No. 3575  
to rezone an area to CD-1**

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

**Zoning District Plan Amendment**

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-702 (a) attached as Schedule A to the By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

**Uses**

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (641).

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (641), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Multiple Dwelling; and
- (b) Accessory Uses customarily ancillary to the uses permitted in this section.

**Conditions of use**

3. The design and layout of at least 25% of the dwelling units 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".

**Floor area and density**

4.1 Computation of floor space ratio must assume that the site area is 3,225.6 m<sup>2</sup>, being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

4.2 The floor space ratio for all uses must not exceed 1.76.

4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.

4.4 Computation of floor area must exclude:

- (a) open residential balconies or sundecks or any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
  - (i) the total area of all such exclusions must not exceed 12% of permitted floor area, and
  - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length; and
- (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

4.5 Computation of floor area may exclude:

- (a) amenity areas, except that the total exclusion for amenity areas must not exceed 10% of the permitted floor area.

4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

### **Building height**

5. Building height, measured from base surface, must not exceed 15.1 m.

### **Horizontal angle of daylight**

6.1 Each habitable room must have at least one window on an exterior wall of a building.

6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m.

6.5 An obstruction referred to in section 6.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 (641).

6.6 A habitable room referred to in section 6.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
  - (i) 10% or less of the total floor area of the dwelling unit, or
  - (ii) 9.3 m<sup>2</sup>.

### Acoustics

7. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

**Severability**

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.

**Force and effect**

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

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**Schedule A**



The properties outlined in black (  ) are rezoned:  
From **RS-1** to **CD-1**

**Z-702 (a)**

**RZ - 288-388 West King Edward Avenue**

map: 1 of 1

scale: NTS



**City of Vancouver**

date: 2016-04-22

**EXPLANATION****A By-law to amend the Zoning and Development By-law  
Re: 375 West 59<sup>th</sup> Avenue**

After the public hearing on December 15, 2015, Council resolved to amend the Zoning and Development By-law to create a CD-1 By-law for 375 West 59<sup>th</sup> Avenue. The Director of Planning has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
October 18, 2016



375 West 59<sup>th</sup> Avenue

ABF

BY-LAW NO. \_\_\_\_\_

**A By-law to amend  
Zoning and Development By-law No. 3575  
to rezone an area to CD-1**

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

**Zoning District Plan Amendment**

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-697 (c) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

**Uses**

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (639).

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted within CD-1 (639), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Multiple Dwelling;
- (b) Lock-off Unit; and
- (c) Accessory Uses customarily ancillary to the uses permitted in this section.

**Conditions of Use**

3.1 The design and layout of at least 25% of the dwelling units 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".

3.2 The number of lock-off units must not exceed 10.

## Floor Area and Density

- 4.1 Computation of floor space ratio must assume that the site consists of 5,673 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all uses must not exceed 2.66.
- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
- (a) open residential balconies or sundecks and any other appurtenances that in the opinion of the Director of Planning, are similar to the foregoing, except that;
    - (i) the total area of all such exclusions must not exceed 12% of the permitted floor area; and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses that in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
  - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area for that unit.
- 4.5 Computation of floor area may exclude:
- (a) amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area; and
  - (b) where floors are used for bicycle storage, or uses that in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are located up to 1.0 m above base surface, except that the maximum exclusion must not exceed 120 m<sup>2</sup>.
- 4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

## **Building Height**

5. Building height, measured from base surface, must not exceed 22.8 m.

## **Horizontal Angle of Daylight**

6.1 Each habitable room must have at least one window on an exterior wall of a building.

6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

- (a) the Director of Planning or Development Permit Board first considers all of the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m.

6.5 An obstruction referred to in section 6.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 (639).

6.6 A habitable room referred to in section 6.1 does not include:

- (a) a bathroom, or
- (b) a kitchen whose floor area is the lesser of:
  - (i) 10% or less of the total floor area of the dwelling unit, or
  - (ii) 9.3 m<sup>2</sup>.

## **Severability**

7. 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.

**Force and effect**

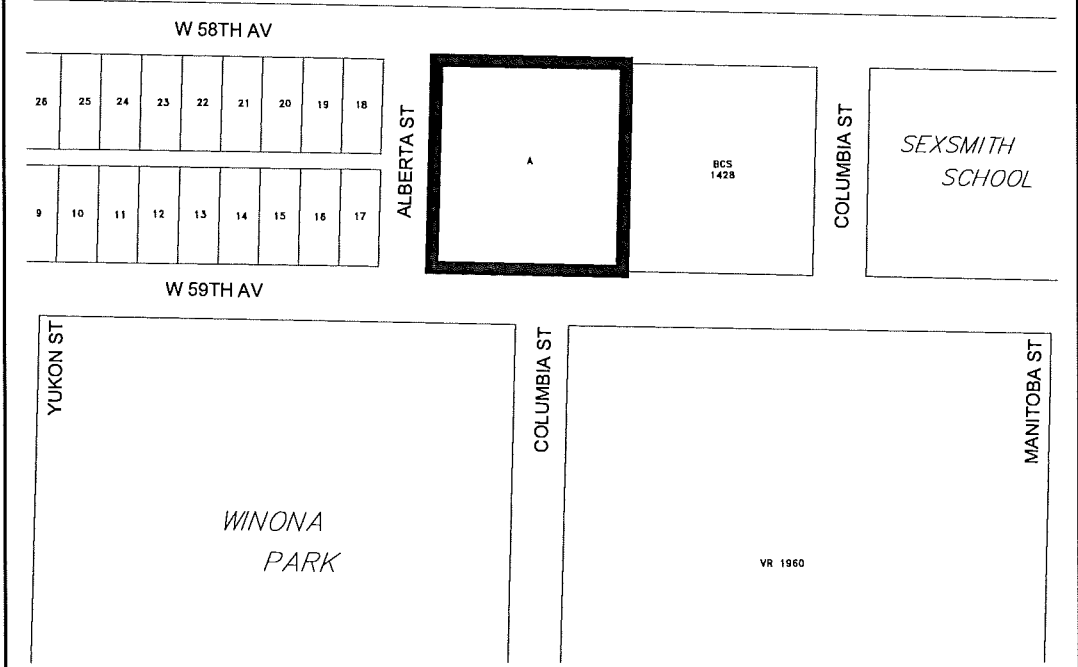
8. This By-law is to come into force and take effect on the date of its enactment.


ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

LANGARA GOLF COURSE



The properties outlined in black (  ) are rezoned:  
From **RS-1** to **CD-1**

**Z-697 (c)**

RZ - 375 West 59th Avenue

map: 1 of 1  
scale: NTS



City of Vancouver

date: 2015-11-24

**EXPLANATION****2017 Taxation Exemption By-law  
Re: Seniors Housing**

On February 23, 1995, Council approved permissive property tax exemptions for certain seniors housing properties, as described in a policy report dated February 1, 1995, and instructed the Director of Legal Services “to submit annual exempting by-laws in that regard, with the by-laws reflecting any changes in property status from the previous year”. Notice of this proposed exemption By-law has been published in accordance with the requirements of the Vancouver Charter and enactment of this By-law will accomplish Council’s instructions.

Director of Legal Services  
October 18, 2016

BY-LAW NO. \_\_\_\_\_ **ABF**

**A By-law to exempt from taxation certain lands  
and improvements pursuant to  
section 396 of the Vancouver Charter**

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

1. Pursuant to sections 396(1)(g) and 396F of the Vancouver Charter, Council exempts from real property taxation for the year 2017 the following lands and improvements:

**2017 EXEMPT SENIORS HOUSING**

<u>Name and Address No.</u>	<u>Assessment Roll No</u>	<u>Legal Description</u>	<u>Parcel Identifier Numbers</u>
The Baptist Foundation of BC 125 6165 Highway 17A Delta V4K 5B8	024-266-772-26-0000	Lot 1 Block 3 District Lot 336 Plan BCP 13061	026-038-218
The Baptist Foundation of BC 125 6165 Highway 17A Delta V4K 5B8	024-765-266-06-0000	Lot A, Block 3, District Lot 336, Plan LMP42065	024-525-511
The Baptist Housing Society of BC 125 6165 Highway 17A Delta V4K 5B8	014-631-232-04-0000	Lot 2, Block 71, District Lot 264A, Plan 11322	009-116-796
Beulah Garden Homes Society 3350 East 5 <sup>th</sup> Avenue Vancouver V5M 1P4	021-634-300-04-0000	Lot C, Section 29 THSL, Plan BCP23618	026-666-511
Beulah Garden Homes Society 3350 East 5 <sup>th</sup> Avenue Vancouver V5M 1P4	021-634-300-52-0000	Lot B, Section 29 THSL, Plan BCP23618	026-666-502

Beulah Garden Homes Society 3350 East 5 <sup>th</sup> Avenue Vancouver V5M 1P4	021-634-300-92-0000	Lot A, Section 29 THSL, Plan BCP23618	026-666-499
Broadway Pentecostal Benevolent Association of British Columbia 2700 East Broadway Vancouver V5M 1Y8	021-650-274-27-0000	Lot D, Block 22, Section 34, North Half, Town of Hastings Suburban Lands, Narrative Plan 15011	007-711-565
Calling Ministries A-3263 Blenheim Street Vancouver V6L 2X7	004-710-072-06-0000	Lot A (Explanatory Plan 7180), Block J District Lot 2027, Plan VAP5702	011-090-235
Chau Luen Kon Sol Society of Vancouver 325 Keefer Street Unit 102 Vancouver V6A 1X9	013-192-592-92-0000	Lot B, Block 122, District Lot 196, Plan 13208	008-706-221
Christ Church of China 300 East Pender Street Vancouver V6A 1T9	013-192-592-04-0000	Lot A, Block 122, District lot 196, Plan 13208	008-706-212
Columbus Charities Association 231 - 5589 Byrne Rd Burnaby V5J 3J1	023-306-720-45-0000	Lot 2, Blocks 69, 70 and 155 to 157, District Lot 37, Plan VAP13188	008-721-670
Finnish Canadian Rest Home Association 2288 Harrison Drive Vancouver V5P 2P6	025-828-251-94-0000	Lots 12 to 15 and B, Block 23, Fraserview, Plans 20067 and 8574	006-862-632 010-041-842 010-041-851 010-041-877 010-041-885
Finnish Canadian Rest Home Association 2288 Harrison Drive Vancouver V5P 2P6	025-828-258-06-0000	Lot F, Block 24, Fraserview, Plan LMP7749	018-035-361
HFBC Housing Foundation 101-1025 13 <sup>th</sup> Ave W Vancouver V6N 1N1	027-605-113-66-0000	Lot 3, Block 58, District Lot 185, Plan 92	015-757-366



HFBC Housing Foundation 101-1025 13 <sup>th</sup> Ave W Vancouver V6N 1N1	002-638-077-07-0000	Lot D, Block 221, District Lot 526, Plan 13958	007-987-072
HFBC Housing Foundation 101-1025 13 <sup>th</sup> Ave W Vancouver V6N 1N1	014-641-234-20-0000	Lot 11, Except part in Explanatory Plan 17049, and Lot 12, except part in Ref Plan 1708 and part in Explanatory Plan 17049 of the north 1/2 of Lot B, Block 154, District Lot 264A, Plans 1141 and 1771	014-875-829 014-877-261
HFBC Housing Foundation 101-1025 13 <sup>th</sup> Ave W Vancouver V6N 1N1	002-648-078-05-0000	Lots 19 and 20, Block 302, District Lot 526 Plan VAP1058	015-014-878 015-014-860
HFBC Housing Foundation 101-1025 13 <sup>th</sup> Ave W Vancouver V6N 1N1	014-665-230-68-0000	Lot 30 of Lot D, Block 160, District Lot 264A, Plan 10940	009-226-885
HFBC Housing Foundation 101-1025 13 <sup>th</sup> Ave W Vancouver V6N 1N1	014-670-230-83-0000	Lot 28 of Lot D, Block 160, District Lot 264A, Plan 10940	009-226-869
HFBC Housing Foundation 101-1025 13 <sup>th</sup> Ave W Vancouver V6N 1N1	014-670-230-89-0000	Lot 29 of Lot D, Block 160, District Lot 264A, Plan 10940	009-226-877
HFBC Housing Foundation 101-1025 13 <sup>th</sup> Ave W Vancouver V6N 1N1	014-683-230-82-0000	Lot F, Block 171, District Lot 264A, Plan 13858	008-003-408
HFBC Housing Foundation 101-1025 13 <sup>th</sup> Ave W Vancouver V6N 1N1	023-722-283-48-0000	Lot B, District Lot 37, Plan LMP16032	018-710-247
King Edward Court Society 2751 West King Edward Ave Vancouver V6L 1T8	004-710-072-95-0000	Lot E, Block G, District Lot 2027, Plan VAP16624	007-396-953

M. Kopernik (Nicolaus Copernicus) Foundation 3150 Rosemont Drive Vancouver V5S 2C9	025-817-300-22-0000	The westerly 217 feet only of Lot 44, District Lot 334, Plan 14240 (which portion is used as a low rental apartment for seniors & has the civic address of 3132 Rosemont Drive)	007-881-002
Mennonite Senior Citizens Society of British Columbia 1750 East 41 <sup>st</sup> Avenue Vancouver V5P 4N5	019-755-237-51-0000	Lot A, Blocks 1 and 2, District Lot 717, Plan 14859	007-719-230
HFBC Housing Foundation 101-1025 13th Ave W Vancouver V6H 1N1	013-645-194-47-0000	Lot C, Block 28, District Lot 200A, Plan 197(Explanatory Plan 9473)	012-145-564
New Chelsea Society 7501 6th Street Burnaby V3N 3M2	014-270-670-95-0000	Lot 1 of Lot B, Block 166, District Lot 264A, Plan 8570, except for that portion currently leased to Telus for their cell towers	010-017-712
New Chelsea Society 7501 6 <sup>th</sup> Street Burnaby V3N 3M2	014-693-253-64-0000	Lot 1, Blocks D and 13, Plan 13938, District Lot 195, Except Firstly part in SRW Plan 17162 and Secondly Portion in BCP10046	007-990-278
Odd Fellows Low Rental Housing Society 2934 E 22 <sup>nd</sup> Ave Vancouver V5M 2Y4	023-318-725-95-0000	Lot 26, Blocks 3 and 4, District Lot 49, Plan VAP12672	008-822-808
Parish of St. Paul Vancouver c/o Terra Property Mgmt 401-1669 Broadway E Vancouver V5N 1V9	027-609-117-44-0000	Lots 4 West Half and 5, Block 37, District Lot 185, Plan 92	015-741-010 015-741-001
Roman Catholic Archbishop of Vancouver John Paul II Pastoral Centre 4885 Saint John Paul II Way Vancouver V5Z 0G3	013-596-196-49-0000	Lots 19 to 25, Block 85, District Lot 196, Plan VAP196	015-565-572 015-565-599 015-565-602 015-565-611 015-565-637 015-565-645 015-565-653

Society for Christian Care of the Elderly 700 - 1190 Melville Street Vancouver V6E 3W1	027-613-119-54-0000	Lot 2, Block 12, District Lot 185, Plan 14172	008-477-426
Soroptimist Club of Vancouver BC c/o Ascent Real Estate Management 2176 Willingdon Ave Burnaby, BC V5C 5Z9	007-683-165-54-0000	Lot A of Lot 5, Block 440, District Lot 526 Plan 5484	011-143-142
South Amherst Housing Society c/o Atira Property Management 405 Powell Street Vancouver V6A 1G7	025-244-805-96-0000	Lot 8, Block 2, Fraserview, Plan 8393	010-113-606
The V E L Housing Society 1717 Adanac Street, Ste 101 Vancouver V5L 4Y9	014-577-259-06-0000	Lots 1-3, Block 20, District Lot 184, Plan VAP178	015-684-695 015-684-709 015-684-717
The V E L Housing Society 101 - 1717 Adanac Street Vancouver V5L 4Y9	014-596-250-04-0000	Lot E, 2 & 3 of Lot 8 Block D, District Lot 183, Plan 6254 & 729	010-924-281 015-163-512 015-163-539
Ukranian Senior Citizens Housing Society 7007 Kerr Street Vancouver V5S 3E2	025-300-810-95-0000	Lot 3 of Lot A, Block 71, Fraserview, Plan 11199	009-127-682
Vancouver Kiwanis Senior Citizens Housing Society P O Box 3022 Stn Terminal Vancouver V6B 3X5	025-300-811-05-0000	North 1/2 of Lot 4 of Lot A, Block 71, Fraserview, Plan 11199	009-127-691
Vancouver Kiwanis Senior Citizens Housing Society P O Box 3022 Stn Terminal Vancouver V6B 3X5	012-125-832-84-0000	Lot B, Block E, District Lot 318, Plan 13136	008-724-482

2. 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.

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

ENACTED by Council this                    day of                    , 2016

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Mayor

\_\_\_\_\_  
City Clerk