

**EXPLANATION****2016 Costs for the  
East Hastings Street Collective Parking Project**

Under section 506A of the *Vancouver Charter*, where Council has completed construction of a collective parking project undertaken as a local improvement, Council may pass a by-law annually to provide for the costs of maintaining the project, including real property taxes and local improvement charges which may be levied, but for the exemption allowed on City-owned lands. The attached By-law is to charge the benefiting owners with the 2016 maintenance costs and taxes with respect to the East Hastings Street Collective Parking Project.

Director of Legal Services  
April 11, 2017

BY-LAW NO.

ABF

**A By-law to assess real property to defray 2016 costs  
for the East Hastings Street Collective Parking Project**

PREAMBLE

Council undertook and constructed a collective parking project (the "East Hastings Street Project") as a local improvement under By-law No. 4100, and specially assessed, for the construction cost, the real property described in Schedule A to this By-law.

Under section 506A of the *Vancouver Charter*, Council may pass a by-law annually to defray certain costs and charges associated with a collective parking project, by specially assessing the real property benefited by, and specially assessed for the construction of the collective parking project.

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

1. Council hereby imposes a special assessment upon the parcels of real property benefited by, and specially assessed for the costs of the East Hastings Street Project, and described in Schedule A to defray the costs of \$201,454.79 incurred by the City in connection with the project, calculated as set out in Schedule B, which apply to the period from January 1, 2016 to December 31, 2016; and hereby levies against each such parcel of real property as a special rate over and above all other rates and taxes, the individual amount, being a portion of such costs set out in Schedule A, opposite the description of each parcel.
2. Schedules A and B referred to herein, and attached to this By-law, form part 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      , 2017

\_\_\_\_\_  
Mayor

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

## East Hastings Collective Parking

### Schedule (1) to Annual By-law

**Recapitulation:**

**Nature:** Annual cost pertaining to maintenance of Collective Parking

**Location:** Lots 1-13 inclusive and Lots A & B of 14-16 Block 53, DL THSL

**Properties Liable for special Assessment:**

Hastings Street, both sides, from Nanaimo Street to Slocan Street  
and the east side of Kamloops Street from Hastings Street to the lane  
north of Hastings Street.

**Amount Payable by special Assessment according to frontage thereof:**

North side of Hastings Street and East side of Kamloops Street	\$137,443.77
South side of Hastings Street	<u>\$64,011.02</u>
Total.....	<u><u>\$201,454.79</u></u>

**Amount Payable by the City:** Nil

**Period Covered by By-law:** January 1, 2016 to December 31, 2016

**Authority for special Assessment:** Section 506A Vancouver City Charter

Certified correct this \_\_\_\_\_ day of February 2017

Collector of Taxes \_\_\_\_\_

East Hastings Collective Parking

Schedule "B"

January 1, 2016 to December 31, 2016

Costs of East Hastings Parking Project:

<u>Account</u>	<u>20001815</u>
Supplying Electrical Energy	\$ 1,871.02
Real Property and Local Improvement Taxes	191,337.95
Maintenance & Repairs	8,245.82
Snow & Ice Removal	0.00
<b>Total costs</b>	<u><u>\$201,454.79</u></u>

East Hastings Collective Parking

January 1, 2016 to December 31, 2016

Summary

Charges applicable to lots abutting Hastings Street from Nanaimo Street to Slocan Street and on the east side of Kamloops Street from Hastings Street to the lane north for maintenance of Collective Parking

Assessed Footage:

North side of Hastings Street and East side of Kamloops Street	1,428.60
South side of Hastings Street	<u>1,330.67</u>
Total	<u><u>2,759.27</u></u>

Exempt Footage:

North Side	54.00
South Side	<u>96.00</u>
Total	<u><u>150.00</u></u>

Maintenance Charges for the year 2016 \$201,454.79

Cost per foot (Ration 2:1 as per agreement):

North Side of Hastings Street	\$96.208712
South Side of Hastings Street	\$48.104356

Amount To Be Collected:

North Side of Hastings Street	\$137,443.77
South Side of Hastings Street	<u>64,011.02</u>
Total	<u><u>\$201,454.79</u></u>

East Hastings Collective Parking

Schedule "A"

2016 Total Amount to be collected

\$201,454.79

Co-Ordinate & Legal Description	Assessed Footage	Exempt Footage	2016 Charge
<u>North Side</u>			
020-590-270-05 Lots 21 Amd & 22, Blk 54, THSL, Pln 1718	67.00		6,445.98
020-590-270-21 Lot 20 Amd, Blk 54, THSL, Pln 1718	33.00		3,174.89
020-590-270-33 Lot 19 Amd, Blk 54, THSL, Pln 1718	33.00		3,174.89
020-590-270-45 Lot 23, Blk 54, THSL, Pln 1718	26.90		2,588.01
020-590-270-51 Lot 24, Blk 54, THSL, Pln 1718	26.90		2,588.01
020-590-270-63 Lot 18, Blk 54, THSL, Pln 1718	33.00		3,174.89
020-590-270-69 Lot 17, Blk 54, THSL, Pln 1718	33.00		3,174.89
020-590-270-75 Lot 16, Blk 54, THSL, Pln 1718	33.00		3,174.89
020-590-270-83 Lot 15 Amd, Blk 54, THSL, Pln 1718 EX Pln16952	48.30		4,646.88
020-590-270-95 Lot 13 Amd, Blk 54, THSL, Pln 1718 EX Pln16952	38.50		3,704.04
020-271-588-74 Lot A of 31 & 32 Blk 53, THSL, Pln 6748	33.00	27.00	3,174.89
020-590-271-05 Lot B of 31 & 32 Blk 53, THSL, Pln 6748	33.00	27.00	3,174.89
020-590-271-23 Lots 29 & 30, Blk 53, THSL, Pln 1019	66.00		6,349.78

Co-Ordinate & Legal Description	Assessed Footage	Exempt Footage	2016 Charge
<u>North Side cont'd.</u>			
020-590-271-31 Lots 27 & 28, Blk 53, THSL, Pln 1019	66.00		6,349.78
020-590-271-63 Lot 1, Blk 53, THSL, Pln EPP20224	330.00		31,748.88
020-590-274-05 Lots 31 to 32, Blk 52, THSL, Pln 410	66.00		6,349.78
020-590-274-17 Lot 30, Blk 52, THSL, Pln 410	33.00		3,174.89
020-590-274-23 Lot 29, Blk 52, THSL, Pln 410	33.00		3,174.89
020-590-274-29 Lot 28, Blk 52, THSL, Pln 410	33.00		3,174.89
020-590-274-35 Lot 27, Blk 52, THSL, Pln 410	33.00		3,174.89
020-590-274-41 Lot 26 Amd, Blk 52, THSL, Pln 410	32.89		3,164.30
020-590-274-47 Lot 25 Amd, Blk 52, THSL, Pln 410	33.11		3,185.47
020-590-274-53 Lot 24, Blk 52, THSL, Pln 410	33.00		3,174.89
020-590-274-59 Lot 23, Blk 52, THSL, Pln 410	33.00		3,174.89
020-590-274-65 Lot 22, Blk 52, THSL, Pln 410	33.00		3,174.88
020-590-274-71 Lot 21, Blk 52, THSL, Pln 410	33.00		3,174.88
020-590-274-79 Lot 20, Blk 52, THSL, Pln 410	33.00		3,174.88
020-590-274-95 Lot A, Blk 52, THSL, Pln 410	99.00		9,524.65

Co-Ordinate & Legal Description	Assessed Footage	Exempt Footage	2016 Charge
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North Side cont'd.

Total for North Side	1,428.60	54.00	\$137,443.77
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North Side Rate per foot: \$96.208712

Co-Ordinate & Legal Description	Assessed Footage	Exempt Footage	2016 Charge
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South Side

020-590-270-06 Lots 1 and 2, Blk 55, THSL, Plan 2684	65.40		3,146.02
020-590-270-18 Lots 3 and 4, Blk 55, THSL, Plan 2684	60.00		2,886.26
020-590-270-24 Lot 5, Blk 55, THSL, Plan 2684	30.00		1,443.13
020-590-270-36 Lot 6, Blk 55, THSL, Plan 2684	30.00		1,443.13
020-590-270-48 Lot 26, Blk 55, THSL, Plan 2500	25.00		1,202.61
020-590-270-54 Lot 25, Blk 55, THSL, Plan 2500	25.00		1,202.61
020-590-270-60 Lot 24, Blk 55, THSL, Plan 2500 Ex Plan 4298	25.00		1,202.61
020-590-270-66 Lot 23, Blk 55, THSL, Plan 2500 Ex Plan 4298	25.00		1,202.61
020-590-270-80 Lot A, Blk 55, THSL, Ex Pl 9712	50.00		2,405.22
020-590-270-96 Lot 20, Blk 55, THSL, Plan 2500	35.30		1,698.08

020-590-271-04 *Strata LMS183 - see attached	132.01		6,350.26
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Co-Ordinate & Legal Description	Assessed Footage	Exempt Footage	2016 Charge
<u>South Side cont'd..</u>			
020-590-271-46 ***Strata LMS1880 - see attached	264.00		12,699.55
020-590-271-78 Lot 13, Blk 56, THSL, Plan 2422	33.00		1,587.44
020-590-271-96 Lots 14 to 16, Blk 56, THSL, Plan 2422	99.00		4,762.33
020-590-274-06 Lot 1, Blk 57, THSL, Plan 309A	48.00		2,309.01
020-590-274-18 Lot 2, Blk 57, THSL, Plan 309A	48.00		2,309.01
020-590-274-26 ****Strata BCS 3366 - see attached	144.00		6,927.03
020-590-274-42 **Strata LMS 775 - see attached	95.96		4,616.09
020-590-274-68 *Hastings Library exempt		96.00	0.00
020-590-274-96 Lot A, Blk 57, THSL, Plan 309A	96.00		4,618.02
Total for South Side	<u>1,330.67</u>	<u>96.00</u>	<u>\$64,011.02</u>
South Side Rate per foot:	<u>\$48.104356</u>		

	Rate per Foot	Assessed Footage	Total
Total for North Side	\$96.208712	1,428.60	\$137,443.77
Total for South Side	\$48.104356	1,330.67	\$64,011.02
Total Amount to be Collected:			<u>\$201,454.79</u>

Strata Title Shares

	<u>Shares</u>	<u>Charge</u>
<b>*Strata LMS183 - Total Shares:</b>	<b>10,000</b>	<b>\$6,350.26</b>
020-590-271-04-0001	1,708	1,084.62
020-590-271-04-0002	8,292	5,265.64
	<u>10,000</u>	<u>\$6,350.26</u>
<b>**Strata LMS775 - Total Shares:</b>	<b>7,087</b>	<b>\$4,616.09</b>
020-590-274-42-0001	1,127	734.07
020-590-274-42-0002	1,127	734.07
020-590-274-42-0003	1,211	788.78
020-590-274-42-0004	1,211	788.78
020-590-274-42-0005	1,211	788.78
020-590-274-42-0006	1,200	781.61
	<u>7,087</u>	<u>\$4,616.09</u>
<b>***Strata LMS 1880 -Mixed Use- Commercial units only charged - total shares:</b>	<b>19,405</b>	<b>\$12,699.55</b>
020-590-271-46-0002	878	574.60
020-590-271-46-0003	879	575.26
020-590-271-46-0004	908	594.24
020-590-271-46-0005	880	575.91
020-590-271-46-0006	834	545.81
020-590-271-46-0007	838	548.43
020-590-271-46-0008	936	612.56
020-590-271-46-0014	1,042	681.93
020-590-271-46-0015	1,083	708.77
020-590-271-46-0016	1,083	708.77
020-590-271-46-0017	1,562	1,022.25
020-590-271-46-0018	945	618.45
020-590-271-46-0019	995	651.18
020-590-271-46-0020	1,000	654.45
020-590-271-46-0021	995	651.18
020-590-271-46-0022	1,028	672.77
020-590-271-46-0023	1,001	655.10
020-590-271-46-0024	845	553.01
020-590-271-46-0025	789	516.36
020-590-271-46-0026	884	578.52
	<u>19,405</u>	<u>\$12,699.55</u>

Strata Title Shares

	<u>Shares</u>	<u>Charge</u>
****Strata BCS 3366 -Mixed Use-		
Commercial units only charged - total shares:	721	\$6,927.03
020-590-274-26-0001	90	864.68
020-590-274-26-0002	92	883.89
020-590-274-26-0003	99	951.15
020-590-274-26-0004	76	730.17
020-590-274-26-0005	90	864.68
020-590-274-26-0006	108	1,037.61
020-590-274-26-0007	79	758.99
020-590-274-26-0008	87	835.86
	<u>721</u>	<u>\$6,927.03</u>

**EXPLANATION****2016 Costs for the South Fraser Street  
Collective Parking Project**

Under section 506A of the *Vancouver Charter*, where Council has completed construction of a collective parking project undertaken as a local improvement, Council may pass a by-law annually to provide for the costs of maintaining the project, including real property taxes and local improvement charges which may be levied, but for the exemption allowed on City-owned lands. The attached By-law is to charge the benefiting owners with the 2016 maintenance costs and taxes with respect to the South Fraser Street Collective Parking Project.

Director of Legal Services  
April 11, 2017



**South Fraser Collective Parking**

**Schedule (1) to Annual By-law**

**Recapitulation:**

**Nature:** Annual cost pertaining to maintenance of Collective Parking

**Location:** Lots immediately west of the lane west of Fraser Street  
from 43rd Avenue to 49th Avenue and including:

Lots 17 & 18, 29 & 30, Block 2, DL 645, Plan 2317

Lots 17 & 18, 29 & 30, Block 3, DL 645, Plan 2317

Lots A of 9 & 10, B of 43 & 44, Block 1, DL 646, Plan 11835

Lots A & B, Block 2, DL 646, Plan 11836

Lots 47 & 48, 9 & 10, Block 1-3, 22-24, DL 649, Plan 1286 (Black Top)

Lots H & I, Block 4-6, DL 649, Plan 17442

**Properties Liable for special Assessment:**

Both sides of Fraser Street  
from 43rd Avenue to 49th Avenue

**Amount Payable by special Assessment according to frontage thereof:**

West Side	\$	242,778.44
East Side		111,293.83
<b>2016 Total</b>		<b><u>354,072.27</u></b>

**Amount Payable by the City:** Nil

**Period Covered by By-law:** January 1, 2016 to December 31, 2016

**Authority for Special Assessment:** Section 506A Vancouver City Charter

Certified correct the \_\_\_\_\_ day of February, 2017

Collector of Taxes \_\_\_\_\_

South Fraser Collective Parking

Schedule "B"

January 1, 2016 to December 31, 2016

Costs of South Fraser Parking Project:

Account 20001814

Supplying Electrical Energy	\$ 1,568.44
Real Property and Local Improvement Taxes	315,232.55
Street Cleaning & Garbage Removal	7,036.45
Snow & Ice Removal	0.00
Maintenance & Repair	30,234.83
Cleaning out of Catch Basins	0.00
<b>2016 Total costs</b>	<u><u>354,072.27</u></u>

## South Fraser Collective Parking

### Summary

Charges applicable to lots abutting Fraser Street from 43rd Avenue to 49th Avenue for maintenance of Collective Parking from:

January 1, 2016 to December 31, 2016

### Assessed Footage:

West Side	1,618.70
East Side	1,484.08
Total	<u>3,102.78</u>

### Exempt Footage:

West Side	0.00
East Side	348.41
Total	<u>348.41</u>

Maintenance Charges for the Year 2016: \$354,072.27

### Rate per Foot

(Ratio 2:1 as per agreement)

West Side	<u>\$149.983594</u>
East Side	<u>\$74.991797</u>

### Amount To Be Collected

West Side	\$242,778.44
East Side	111,293.83
Total	<u>\$354,072.27</u>



**South Fraser Collective Parking**

**Schedule "A"**

<b>Total Amount to be collected</b>			<b><u><u>\$354,072.27</u></u></b>
<b>Co-Ordinate and Legal Description</b>	<b>Assessed Footage</b>	<b>Exempt Footage</b>	<b>2016 Charge</b>
<b><u>West Side</u></b>			
016-210-755-07 Lots 19 & 20, Blk 2, DL 645, Pln 2317	57.20		8,579.06
016-210-755-29 Lot 21, Blk 2, DL 645, Pln 2317	25.00		3,749.59
016-210-755-37 Lot 22, Blk 2, DL 645, Pln 2317	25.00		3,749.59
016-210-755-45 Lot 23, Blk 2, DL 645, Pln 2317	25.00		3,749.59
016-210-755-63 Lot A, Blk 2, DL 645, Pln 15444	50.05		7,506.68
016-210-755-73 Lot 26, Blk 2, DL 645, Pln 2317	25.00		3,749.59
016-210-755-97 Lot B, Blk 2, DL 645, Pln LMP 15552	57.04		8,555.06
016-210-757-07 Lots 19 & 20, Blk 3, DL 645, Pln 2317	57.00		8,549.06
016-210-757-27 Lot 21, Blk 3, DL 645, Pln 2317	25.00		3,749.59
016-210-757-49 Lot A, Blk 3, DL 645, Pln 2317	75.00		11,248.77
016-210-757-95 Lots 25 & 26 & N. 15 ft. of 27 & 28 Amd, Blk 3, DL 645, Pln 2317	107.00		16,048.24

**West Side Cont'd**

016-210-758-05 Lot 1, Blk 1, DL 646, Pln 1427	33.00	4,949.46
016-210-758-15 Lot 2, Blk 1, DL 646, Pln 1427	33.00	4,949.46
016-210-758-31 Lot 3, Blk 1, DL 646, Pln 1427	33.00	4,949.46
016-210-758-45 Lot 4, Blk 1, DL 646, Pln 1427	33.00	4,949.46
016-210-758-67 Lot 5, Blk 1, DL 646, Pln 1427	33.00	4,949.46
016-210-758-71 Lot 6, Blk 1, DL 646, Pln 1427	33.00	4,949.46
016-210-758-91 Lots 7 & 8, Blk 1, DL 646, Pln 1427	66.00	9,898.92
016-210-761-03 Parcel C, Blk 2, DL 646, Pln BCP7391	66.06	9,907.92
016-210-761-31 Lot 3, Blk 2, DL 646, Pln 1427	33.00	4,949.46
016-210-761-43 Lot 4, Blk 2, DL 646, Pln 1427	33.00	4,949.46
016-210-761-63 Lots 5 & 6, Blk 2, DL 646, Pln 1427	66.00	9,898.92
016-210-761-81 Lot 7, Blk 2, DL 646, Pln 1427	33.00	4,949.46
016-210-761-95 Lot 8, Blk 2, DL 646, Pln 1427	33.00	4,949.46
016-210-765-05 Lot A, Blks 1 to 3 & 22 to 24, DL 649, Pln 1286	92.92	13,936.48
016-210-765-47 Lot 4, Blks 1 to 3 & 22 to 24, DL 649, Pln 1286	30.98	4,646.49

**West Side Cont'd**

016-210-765-69 Lot B, Blks 1 to 3 & 22 to 24, DL 649, Pln 17897	61.96	9,292.98
016-210-765-87 Lot 7, Blks 1 to 3 & 22 to 24, DL 649, Pln 1286	30.98	4,646.49
016-210-765-95 Lot 8, Blks 1 to 3 & 22 to 24, DL 649, Pln 1286	30.96	4,643.49
016-210-769-05 Lot 9, Blks 4 to 6, DL 649, Pln 2236	32.00	4,799.48
016-210-769-19 Lot 10, Blks 4 to 6, DL 649, Pln 2236	31.40	4,709.48
016-210-769-33 Lot L, DL 649, Plan BCS46445	62.78	9,415.97
016-210-769-47 Lot 13, Blks 4 to 6, DL 649, Pln 2236	31.40	4,709.48
016-210-769-57 Lot 14, Blks 4 to 6, DL 649, Pln 2236	31.40	4,709.48
016-210-769-75 Lot 15, Blks 4 to 6, DL 649, Pln 2236	31.40	4,709.48
016-210-769-79 Lot 16, Blks 4 to 6, DL 649, Pln 2236	31.40	4,709.48
016-210-769-97 Lot J, Blks 4 to 6, DL 649, Pln LMP2787	62.77	9,414.48

**Total for West Side**

**1,618.70      0.00      \$242,778.44**

**Rate per foot:**

**\$149.983594**

<b>Co-Ordinate and Legal Description</b>	<b>Assessed Footage</b>	<b>Exempt Footage</b>	<b>2016 Charge</b>
<b><u>East Side</u></b>			
016-210-755-06 Lots 16 to 18, Blk 1 , DL 664, N 3/4 Pln 2148	99.00		7,424.19
016-210-755-36 Lot 15 , Blk 1, DL 664, N 3/4 Pln 2148	33.00		2,474.73
016-210-755-76 Lots 13 to 14, Blk 1 , DL 664, N 3/4 Pln 7760	63.99		4,798.73
016-210-757-26 <b>VSB School ex.</b> Lot 3 , Blks 2 and 3 , DL 664 NE 1/4 Pln 14021		265.95	0.00
016-210-757-76 <b>*CoV Fraser Library</b> Lot A , DL 664, N 1/2 of S. 1/4 Pln 7414		82.46	0.00
016-210-757-96 Lot B , DL 664, S. Pt, Pln 17850	65.98		4,947.96
016-210-758-06 Lot 18 , Blk 1, DL 663, Pln 1390	33.00		2,474.73
016-210-758-16 Lot 17 , Blk 1, DL 663, Pln 1390	33.00		2,474.73
016-210-758-24 Lot 16 , Blk 1, DL 663, Pln 1390	33.00		2,474.73
016-210-758-36 Lot 15 , Blk 1, DL 663, Pln 1390	33.00		2,474.73
016-210-758-50 Lot 14 , Blk 1, DL 663, Pln 1390	33.00		2,474.73
016-210-758-64 Strata Plan BCS1388 – see attached	82.50		6,186.82
016-210-758-86 Lots 10 & S ½ of 11, Blk 1, DL 663, Pln 1390	49.50		3,712.09
016-210-761-18 Lot B, Blk 1, DL 663, Pln 21036	99.00		7,424.19

016-210-761-36 Lot 6 , Blk 1, DL 663, Pln 1390	33.00	2,474.73
016-210-761-64 Lot A , Blk 1, DL 663, Pln 1390	66.00	4,949.46
016-210-761-74 Lot 3 , Blk 1, DL 663, Pln 1390	33.00	2,474.73
016-210-761-98 Lot C , Blk 1, DL 663, Pln VAP23174	66.83	5,011.70
016-210-765-06 Lots 1 to 3, Blk 1, DL 662, Pln 1900	99.33	7,448.94
016-210-765-42 Lot 4 , Blk 1, DL 662, Pln 1900	33.00	2,474.73
016-210-765-52 Lot 5 , Blk 1, DL 662, Pln 1900	33.00	2,474.73
016-210-765-68 Lot 6 , Blk 1, DL 662, Pln 1900	33.00	2,474.73
016-210-765-74 Lot 7 , Blk 1, DL 662, Pln 1900	33.00	2,474.73
016-210-765-86 Lots B & 10 Amd , Blk 1, DL 662, Pln 1900	99.17	7,436.94
016-210-769-18 Lot 11 Amd , Blk 1, DL 662, Pln 1900	33.01	2,475.48
016-210-769-26 Lot 12 Amd, Blk 1, DL 662, Pln 1900	35.29	2,646.46
016-210-769-42 Lots 13 Amd & 14 Amd, Blk 1, DL 662, Pln 1900	63.97	4,797.23
016-210-769-64 Lots 15 Amd to 17 , Blk 1, DL 662, Pln 1900	98.51	7,387.43

016-210-769-94  
Lots 18 & 19 , Blk 1, DL 662, Pln 1900

66.00

4,949.45

**Total for East Side**

**1,484.08**

**348.41**

**\$111,293.83**

**Rate per foot:**

**\$74.991797**

	<u>Rate per foot</u>	<u>Assessed Footage</u>	<u>Total Cost</u>
<b>Total for West Side</b>	<b>\$149.983594</b>	1,618.70	<b>\$242,778.44</b>
<b>Total for East Side</b>	<b>\$74.991797</b>	1,484.08	<b>111,293.83</b>
<b>Total Amount to be Collected:</b>			<b>\$354,072.27</b>

**Strata Title Shares**

<b>Strata Plan BCS1388 – Total</b>	<b>Shares:</b>	<b>1,861</b>	<b>Amount:</b>	<b><u>\$6,186.82</u></b>
016-210-758-64-0001		73		242.69
016-210-758-64-0002		68		226.06
016-210-758-64-0003		68		226.06
016-210-758-64-0004		79		262.63
016-210-758-64-0005		80		265.96
016-210-758-64-0006		66		219.41
016-210-758-64-0007		66		219.41
016-210-758-64-0008		71		236.04
016-210-758-64-0009		73		242.69
016-210-758-64-0010		69		229.39
016-210-758-64-0011		68		226.06
016-210-758-64-0012		79		262.63
016-210-758-64-0013		75		249.33
016-210-758-64-0014		60		199.47
016-210-758-64-0015		61		202.79
016-210-758-64-0016		63		209.44
016-210-758-64-0017		533		1,771.94
016-210-758-64-0018		101		335.77
016-210-758-64-0019		108		359.05
		<b><u>1,861</u></b>		<b><u>\$6,182.86</u></b>

**EXPLANATION****2016 Maintenance Costs for  
Trounce Alley and Blood Alley Square**

Under section 506B of the *Vancouver Charter*, where Council has completed construction of a local improvement, Council may pass a by-law annually to provide for the costs of maintaining the project, including real property taxes and local improvement charges which may be levied, but for the exemption allowed on City-owned lands. The attached By-law is to charge the benefiting owners with the 2016 maintenance costs with respect to the Trounce Alley and Blood Alley Square Local Improvement Project.

Director of Legal Services  
April 11, 2017





Trounce Alley and Blood Alley Square Maintenance Project

**Schedule (1) to Annual By-law**

Recapitulation:

Nature: Annual cost pertaining to maintenance of Trounce Alley and Blood Alley Square

Location: Trounce Alley (namely, the northerly production of the westerly limit of Blood Alley Square and Carrall Street) and in Blood Alley (namely, the public road dedicated as in Reference Plan 11708 in the Land Registry Office)

Properties Liable for Special Assessment:

Strata Plan BCS 3229 (Strata Lots 1-29 and 31-50), DL OGT  
Parcel Y, BLK 2, PLAN BCP29043, DL OGT  
Parcel Z, BLK 2, PLAN BCP29042, DL OGT  
LOT A OF 11, BLK 2, OGT REF PLAN 1457, PLAN 168, DL OGT  
LOT 11 EX PCL A & 12 & 13 & 14 EX E 26 FT, BLK 2, DL OGT  
East 26 FT OF LOT 14, BLK 2, PLAN 168, DL OGT  
Strata Plan LMS 738 (Strata Lots 1 - 12)

Amount Payable by Special Assessment  
according to frontage thereof:

**\$12,626.46**

Amount Payable by the City:

Nil

Period Covered by By-law: January 1, 2016 to December 31, 2016

Authority for Special Assessment: Section 506B Vancouver City Charter

Certified correct this \_\_\_\_\_ day of February , 2017

Collector of Taxes \_\_\_\_\_

Trounce Alley and Blood Alley Square Maintenance Project

Schedule "B"

Costs to Trounce Alley and Blood Alley Square

January 1, 2016 to December 31, 2016

<u>Account</u>	<u>20001816</u>		
Supplying Electrical Energy		\$	0.00
Maintenance of Street Lights			0.00
Sweeping and Flushing Paved Surfaces or Snow Removal			12,626.46
<b>Total costs and charges:</b>		\$	<u>12,626.46</u>

Trounce Alley and Blood Alley Square Maintenance Project

Summary

Charges applicable to properties abutting Trounce Alley (namely, the northerly production of the westerly limit of Blood Alley Square and Carrall Street) and in Blood Alley (namely, the public road dedicated as in Reference Plan 11708 in the Land Registry Office)

Costs are distributed in the same proportion as are the capital costs, which gives the percentage indicated for each property as attached on Schedule "A".

Total Maintenance Charges for:	<u>2016</u>	\$12,626.46
Adjustments		\$0.00
<b>Amount to be Collected:</b>		<u><u>\$12,626.46</u></u>

# Trounce Alley and Blood Alley Square Maintenance Project

## SCHEDULE "A"

Total Amount to be collected: \$12,626.46

<u>Co-ordinate &amp; Legal Description</u>	<u>Proportion of Costs</u>	<u>2016 Charge</u>
*026-580-172-60 *Strata Plan BCS 3229, Strata Lots 1-29 and 31-50 see attached	12.12%	1,530.33
026-580-172-80 PARCEL Y BLK 2 PLN BCP29043 DL OGT	15.04%	1,899.02
026-580-172-92 PARCEL Z BLK 2 PLN BCP29042 DL OGT	16.97%	2,142.71
026-589-172-45 LOT A OF 11 BLK 2 OGT REF PLAN 1457 PLAN 168	4.19%	529.05
*026-589-172-65 *CoV Assessable as per L. Kemp Real Est. Serv. LOT 11 EX PCL A & 12 & 13 & 14 EX E 26 FT BLK 2 DL OGT PLAN 168	36.10%	4,558.15
026-589-172-85 E 26 FT OF LOT 14 BLK 2 DL OGT PLAN 168	7.68%	969.71
*026-178-580-61 *Strata Plan LMS 738, Strata Lots 1 - 12 see attached	<u>7.90%</u>	<u>997.49</u>
	<u>100.00%</u>	<u><u>\$12,626.46</u></u>

<b>Strata Plan LMS 738</b>	<b>Total Shares</b>	<b>9,257</b>	<b><u>\$997.49</u></b>
026 178 580 61 0001		702	75.64
026 178 580 61 0002		614	66.16
026 178 580 61 0003		694	74.78
206 178 580 61 0004		903	97.30
026 178 580 61 0005		716	77.15
026 178 580 61 0006		744	80.17
026 178 580 61 0007		809	87.17
026 178 580 61 0008		903	97.30
026 178 580 61 0009		720	77.58
026 178 580 61 0010		740	79.75
026 178 580 61 0011		809	87.18
026 178 580 61 0012		<u>903</u>	<u>97.31</u>
		<b><u>9,257</u></b>	<b><u>\$997.49</u></b>

<b>Strata Plan BCS 3229</b>	<b>Total Shares</b>	<b>4,461</b>	<b><u>\$1,530.33</u></b>
026 580 172 60 0001		105	36.02
026 580 172 60 0002		106	36.36
026 580 172 60 0003		126	43.22
026 580 172 60 0004		42	14.41
026 580 172 60 0005		84	28.82
026 580 172 60 0006		68	23.33
026 580 172 60 0007		67	22.98
026 580 172 60 0008		65	22.30
026 580 172 60 0009		67	22.98
026 580 172 60 0010		85	29.16
026 580 172 60 0011		81	27.79
026 580 172 60 0012		58	19.90
026 580 172 60 0013		62	21.27
026 580 172 60 0014		62	21.27
026 580 172 60 0015		59	20.24
026 580 172 60 0016		81	27.79
026 580 172 60 0017		149	51.11
026 580 172 60 0018		121	41.51
026 580 172 60 0019		117	40.14
026 580 172 60 0020		115	39.45
026 580 172 60 0021		121	41.51
026 580 172 60 0022		150	51.46
026 580 172 60 0023		143	49.06
026 580 172 60 0024		91	31.22

Strata Plan BCS 3229 (cont'd)

026 580 172 60 0025	108	37.05
026 580 172 60 0026	102	34.99
026 580 172 60 0027	87	29.85
026 580 172 60 0028	137	47.00
026 580 172 60 0029	129	44.25
026 580 172 60 0031	65	22.30
026 580 172 60 0032	66	22.64
026 580 172 60 0033	85	29.16
026 580 172 60 0034	80	27.44
026 580 172 60 0035	70	24.01
026 580 172 60 0036	111	38.08
026 580 172 60 0037	66	22.64
026 580 172 60 0038	80	27.44
026 580 172 60 0039	60	20.58
026 580 172 60 0040	68	23.33
026 580 172 60 0041	68	23.33
026 580 172 60 0042	62	21.27
026 580 172 60 0043	81	27.79
026 580 172 60 0044	70	24.01
026 580 172 60 0045	111	38.08
026 580 172 60 0046	66	22.64
026 580 172 60 0047	80	27.44
026 580 172 60 0048	144	49.40
026 580 172 60 0049	129	44.24
026 580 172 60 0050	<u>111</u>	<u>38.07</u>
	<u>4,461</u>	<u>\$1,530.33</u>

Proportion of Costs as per By-law #4638, August 1, 1972

**EXPLANATION****A By-law to amend the Parking By-law  
Re: 970 Union Street**

After the public hearing on September 24, 2013, Council resolved to add 970 Union Street to Schedule C of the Parking By-law. The Director of Planning has advised that all prior to conditions have been satisfied, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
April 11, 2017





**EXPLANATION****A By-law to amend the Zoning and Development By-law  
Re: 6505-6541 Main Street**

Following the public hearing on April 5, 2016, Council gave conditional approval to the rezoning of the site at 6505-6541 Main Street. 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  
April 11, 2017

6505-6541 Main Street

A3F

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-701 (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 (659).

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 (659), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses, limited to Artist Studio, Arts and Culture Indoor Event, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, and Museum or Archives;
- (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
- (c) Institutional Uses, limited to Social Service Centre;
- (d) Manufacturing Uses, limited to Jewellery Manufacturing and Printing or Publishing;
- (e) Office Uses;
- (f) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocer or Drug Store, Liquor Store, Public Bike Share, Retail Store, and Secondhand Store;

- (g) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class A, Repair Shop - Class B, Restaurant, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade, and Wedding Chapel;
- (h) Utility and Communication Uses, limited to Public Utility and Radiocommunication Station; and
- (i) Accessory Uses customarily ancillary to the uses listed in this Section 2.2.

### Conditions of Use

3.1 No portion of the first storey of a building, to a depth of 10.7 m from the east wall of the building and extending across its full width, shall be used for residential purposes except for entrances to the residential portion.

3.2 All commercial uses permitted in this By-law shall be carried on wholly within a completely enclosed building except for:

- (a) Farmers' Market;
- (b) Neighbourhood Public House;
- (c) Public Bike Share;
- (d) Restaurant; and
- (e) display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

3.3 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 consists of 1,769 m<sup>2</sup>, being the site size at the time of application for the rezoning evidenced by this By-law, prior to any dedications.

4.2 The floor space ratio for all uses must not exceed 3.60.

4.3 Computation of floor area must include all floors of all buildings, 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 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 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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted floor area; and
- (e) 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 The use of floor area excluded under section 4.4 must not include any other use other than that which justified the exclusion.

### **Building height**

5. Building height, measured from base surface, must not exceed 21.3 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 or 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 (659).

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>.

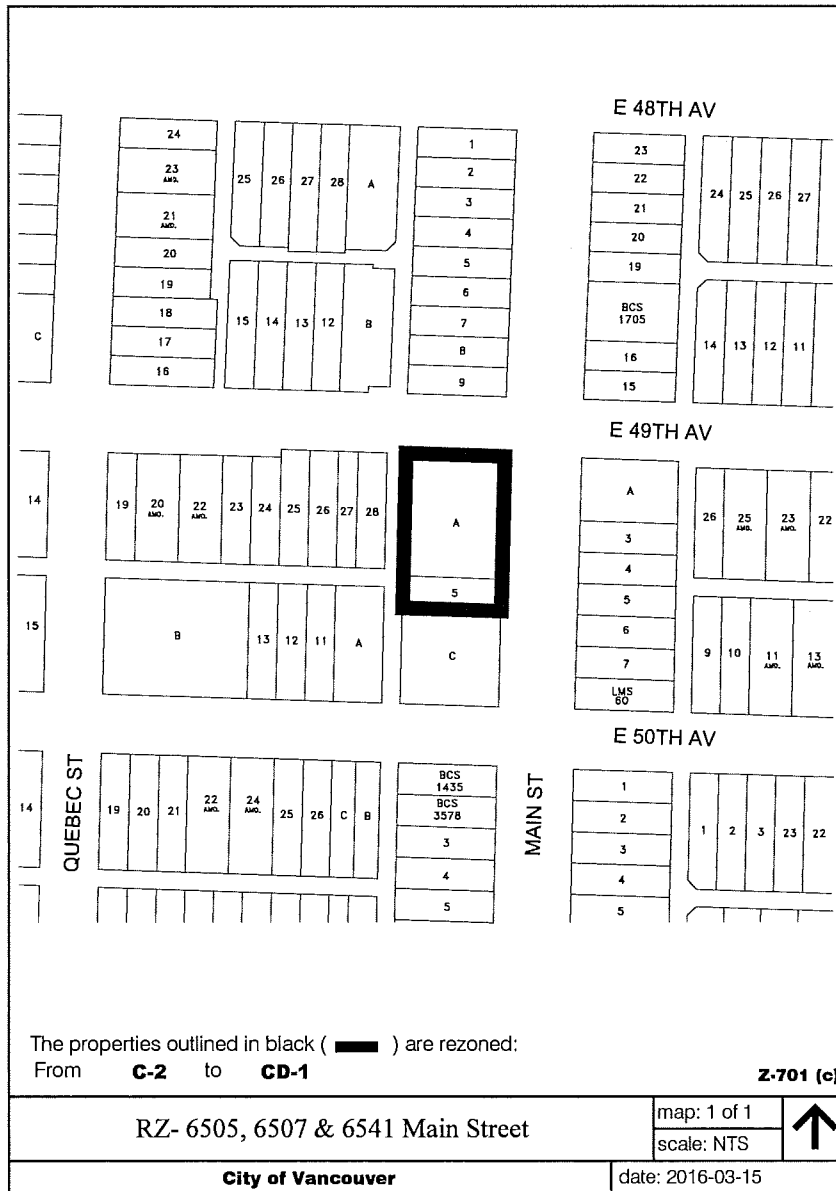
## Acoustics

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 the 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



**Schedule A**



The properties outlined in black ( **█** ) are rezoned:  
 From **C-2** to **CD-1**

**Z-701 (c)**

RZ- 6505, 6507 & 6541 Main Street

map: 1 of 1  
 scale: NTS



**City of Vancouver**

date: 2016-03-15