

EXPLANATION**Redemption Instalment By-law**

On October 17, 2006, Council resolved to approve a by-law to authorize owners and other persons with an interest in real property sold at a tax sale to pay to the Collector of Taxes instalments against the redemption price.

Director of Legal Services
October 31, 2006

**CITY OF VANCOUVER
BRITISH COLUMBIA**



REDEMPTION INSTALMENT BY-LAW NO. _____

REDEMPTION INSTALMENT BY-LAW

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BY-LAW NO. _____



**A By-law to provide for acceptance
by the Collector of Taxes of instalments
against the redemption of real property
sold for real property taxes**

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

Acceptance of instalments

1. Within one year from the day on which the annual tax sale of any parcel begins, the Collector of Taxes for the city may accept, from the owner of that parcel or any person having an interest in the parcel, or from any person on behalf of either of them, one or more instalments of money for application at a future date in redemption of that parcel.

Authorization

2. A person who wishes to pay to the Collector an instalment must submit to the Collector, with that instalment, an authorization, in the form prescribed by the Collector, for the Collector to hold, apply, and dispose of the instalment in accordance with this By-law.

No interest accruing

3. No interest is to accrue on any instalment paid to the Collector.

Application of instalments

4. If the Collector, during the redemption period for a parcel, receives money which, together with the aggregate of any instalments received under this By-law in respect of such parcel, is sufficient to redeem the parcel, the Collector must apply the aggregate of such instalments toward the payment necessary for redemption of the parcel.

Refund of instalment

5. If:
- (a) a person applies to the Collector, in the form prescribed by the Collector, for the return of any instalment paid by that person; and
 - (b) the Collector has not applied such instalment in redemption of a parcel, or the redemption period has expired without payment of the money necessary to redeem the parcel;

the Collector must refund such instalment to such person.

Force and effect

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

ENACTED by Council this _____ day of _____, 2006

Mayor

City Clerk

EXPLANATION**Vehicles for Hire By-law amending by-law
re 2007 fee increases**

The attached by-law will implement Council's resolution of October 17, 2006 to amend the Vehicles for Hire By-law to increase fees for 2007.

Director of Legal Services
October 31, 2006

BY-LAW NO. _____



**A By-law to amend
Vehicles for Hire By-law No. 6066
regarding 2007 fee increases**

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

1. This By-law amends the indicated provisions and schedules of the Vehicles for Hire By-law.
2. From section 11(4), Council strikes out "\$106.00", and substitutes "\$109.00".
3. From section 15(1), Council strikes out "\$28.00", and substitutes "\$29.00".
4. Council:
 - (a) repeals Schedule A, and substitutes Schedule A attached to this By-law; and
 - (b) approves the fees set out in the new Schedule A.
5. This By-law is to come into force and take effect on January 1, 2007.

ENACTED by Council this _____ day of _____, 2006

Mayor

City Clerk

SCHEDULE A

Year 2007 Vehicles for Hire License Fees

A classification of carriers and respective license fees payable by such person.

The following license fees are payable by every person owning or operating any of the following vehicles for hire in the City of Vancouver:

Airport Shuttle Bus, for each vehicle	\$64.00
Airport Transporter, for each vehicle	136.00
Antique Limousine, for each vehicle	171.00
Charter Bus, for each vehicle	136.00
Charter Van, for each vehicle	136.00
Courier Bicycle, for each vehicle	16.00
Driver Instruction Vehicle, for each vehicle	136.00
Dual Taxicab, for each vehicle	340.00
Funeral Cab, for each vehicle	136.00
Handicapped Cab, for each vehicle	136.00
Horse-Drawn Carriage, for each vehicle	448.00
Luxury Limousine, for each vehicle	171.00
Motor Stage, for each vehicle	136.00
Pedicab, for each vehicle	136.00
For each person operating a leased vehicle on a daily fee basis	11.00
School Cab, for each vehicle	136.00
School Shuttle Van, for each vehicle	136.00
Sedan Limousine, for each vehicle	171.00
Sport Utility Limousine, for each vehicle	171.00

Stretch Limousine, for each vehicle	171.00
Taxicab, for each vehicle	340.00
If used also for displaying advertising material, for each vehicle so used, additional fee	28.00
Tow Truck, for each vehicle	136.00
U-Drive, for each vehicle with 4 or more wheels	37.00
for each other vehicle	12.00

Unless otherwise provided herein, the license fee to operate a vehicle licensed for one purpose shall be \$61.00 for each additional purpose authorized by this By-law.

Administrative costs not in Schedule A:

Cost of Transfer of License	109.00
Cost of Bicycle Courier Testing	29.00

EXPLANATION**License By-law amending by-law
re miscellaneous matters and 2007 fee increases**

The attached by-law will implement Council's resolution of October 3, 2006 to amend the License By-law to include definitions of "rental dealer" and "vehicle dealer", and to increase fees for 2007.

Director of Legal Services
October 31, 2006

BY-LAW NO. _____



**A By-law to amend License By-law No. 4450
regarding miscellaneous matters and 2007 fee increases**

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

1. This By-law amends the indicated provisions and schedules of the License By-law.
2. To section 2, after the definition of “Rental Agency”, Council adds:

‘ “Rental Dealer” means a person not otherwise defined herein who carries on the business of renting commodities directly to the public.’
3. To section 2, after the definition of “Vehicle”, Council adds:

‘ “Vehicle Dealer” means a person who carries on the business of selling or renting motor vehicles including cars, trucks, motorcycles, mopeds, boats, recreation vehicles, and recreation trailers.’
4. From section 13.2(5), Council strikes out “subsections (2) and (6)”, and substitutes “subsection (2)”.
5. Council:
 - (a) repeals Schedule A, and substitutes for it Schedule A attached to this By-law, which new Schedule A is to form part of the License By-law; and
 - (b) approves the fees set out in the new Schedule A.
6. From Part 1 of Schedule B, Council repeals:

“Application fee for comments on temporary amendment to liquor license”,

and substitutes:

“Application fee for comments on a new liquor license or a permanent amendment to the liquor license”.
7. To Part 2 of Schedule B, Council adds the following heading:

“Application fee for comments on temporary amendment to liquor license”.

8. This By-law is to come into force and take effect on January 1, 2007.

ENACTED by Council this day of , 2006

_____ Mayor

_____ City Clerk

Year 2007 Business License Fees

SCHEDULE A

BUSINESS LICENSE

	New License	Fee for Previously Issued License	Term
ACUPUNCTURIST	\$254.00	\$204.00	per annum
ADULT ENTERTAINMENT STORE	326.00	276.00	per annum
AMUSEMENT PARK	4,113.00	4,063.00	per annum
ANIMAL/VETERINARY HOSPITAL	254.00	204.00	per annum
ANTIQUE DEALER	160.00	110.00	per annum
APARTMENT BUILDING	55.00 per dwelling unit + \$50.00	55.00	per annum per dwelling unit (EXCEPT that a dwelling unit that is actually occupied by the owner of the premises, or a dwelling unit that is leased for 99 years or more and the lessee is eligible for and has received the Provincial Home Owner Grant for the preceding year, shall not be included in the calculation of the fee payable)

ARCADE, EXHIBIT or SHOOTING GALLERY	326.00	276.00	per annum
ARTIST LIVE/WORK STUDIO	160.00	110.00	per annum
AUTO PAINT/BODY SHOP	160.00	110.00	per annum
AUTO PARKING	160.00	110.00	per annum
AUTO WASHING	160.00	110.00	per annum
BACKYARD PAY PARKING	154.00	104.00	per annum for the first 2 spaces, and for each additional space
	45.00	45.00	
BANK MACHINE	45.00	45.00	per annum
BED AND BREAKFAST ACCOMMODATION	87.00	37.00	per annum
BILLIARD-ROOM KEEPER	272.00	222.00	per annum
BLIND PEDDLER	1.00	1.00	per annum
BLIND RETAIL DEALER	1.00	1.00	per annum
BODY-RUB PARLOUR, BODY-PAINTING STUDIO & MODEL STUDIO	8,454.00	8,404.00	per annum
BOOK AGENT	183.00	133.00	per annum
BOTTLE DEPOT	183.00	133.00	per annum
BOWLING ALLEY	254.00	204.00	per annum
C.N.I.B. CONCESSION STAND	1.00	1.00	per annum
CANVASSER	160.00	110.00	per annum
CARPET/UPHOLSTERY CLEANER	183.00	133.00	per annum

CASINO - CLASS 1	264.00	214.00	per annum
CASINO - CLASS 2	9671.00	9621.00	per annum
CATERER	345.00	295.00	per annum
CHIMNEY SWEEP	183.00	133.00	per annum
CLUB	345.00	295.00	per annum
CLUB MANAGER	160.00	110.00	per annum
CLUB MANAGER OF A COMMUNITY ASSOCIATION which pays a \$2.00 license fee under this Schedule	2.00	2.00	per annum
COIN-OPERATED SERVICES	345.00	295.00	per annum
COMMUNITY ASSOCIATION or similar organization incorporated under the "Society Act"	2.00	2.00	per annum
CONTRACTOR	183.00	133.00	per annum
COURIER/MESSENGER	160.00	110.00	per annum
DAIRY	345.00	295.00	per annum
DANCE HALL	272.00	222.00	per annum
DANCING ACADEMY	183.00	133.00	per annum
DATING SERVICE	183.00	133.00	per annum
DINING LOUNGE	4.55 per seat + \$50.00	4.55	per annum per seat except that, despite the number of seats, the minimum fee will be \$110.00 and the maximum fee will be \$2,299.00

DRY CLEANER	160.00	110.00	per annum
DUPLEX	53.00 per dwelling unit + \$50.00	53.00	per annum for each dwelling unit (EXCEPT that no license is required for a dwelling unit that is actually occupied by the owner of the premises)
DWELLING UNIT that a person rents, intends to rent, or customarily rents to a tenant except for a dwelling unit for which a fee is payable under another part of this Schedule A			
	103.00	53.00	per annum
ELECTRICIAN	160.00	110.00	per annum
EXHIBITION			
(a) Circus or Rodeo EXCEPT that where the Circus or Rodeo is to be held or exhibited entirely within a permanent building, the fee shall be	126.00 251.00 2,367.00	126.00 251.00 2,367.00	per day per week per annum
(b) Horse Racing	9,621.00	9,621.00	per annum
(c) Automobile or Motorcycle Racing	126.00 251.00 963.00	126.00 251.00 963.00	per day per week per annum
(d) Concert, lecture or a musical or theatrical performance staged or promoted by a person not holding a license, where the capacity of the facility			
(A) does not exceed 500 seats	110.00 216.00 2,367.00	110.00 216.00 2,367.00	per day or per week or per annum

(B) is greater than 500 seats but does not exceed 1000 seats	126.00	126.00	per day or per week or per annum
	251.00	251.00	
	2,219.00	2,219.00	
(C) is greater than 1000 seats but does not exceed 2000 seats	148.00	148.00	per day or per week or per annum
	295.00	295.00	
	2,959.00	2,959.00	
(D) exceeds 2000 seats	170.00	170.00	per day or per week or per annum
	334.00	334.00	
	3,406.00	3,406.00	

EXCEPT that where no part of the proceeds from any event listed in (c) or (d) enures to the benefit or private gain of any person or proprietor or member thereof or shareholder therein, or to the person or persons organizing or managing such event, the fee shall be

	29.00	29.00	per day or per week or per annum
	37.00	37.00	
	1,479.00	1,479.00	
(e) Boxing, wrestling, game, show, contest or any other exhibit, performance or device not hereinbefore specifically mentioned	126.00	126.00	per day or per week or per annum
	251.00	251.00	
	2,219.00	2,219.00	

EXTENDED HOURS LIQUOR ESTABLISHMENT - CLASS 1	\$12.45	\$12.45	Per annum per seat, based on the number of seats set out on the Provincial liquor license for the establishment, except that despite the number of seats, the minimum fee will be \$110.00 and the maximum fee will be \$16,808.00
EXTENDED HOURS LIQUOR ESTABLISHMENT - CLASS 2	per seat + \$50		
EXTENDED HOURS LIQUOR ESTABLISHMENT - CLASS 3			
EXTENDED HOURS LIQUOR ESTABLISHMENT - CLASS 4			
EXTENDED HOURS LIQUOR ESTABLISHMENT - CLASS 5			
EXTENDED HOURS LIQUOR ESTABLISHMENT - CLASS 6			
EXTENDED HOURS LIQUOR ESTABLISHMENT - CLASS 7			
FAMILY SPORTS AND ENTERTAINMENT CENTRE	315.00	265.00	per annum
FARMERS' MARKET	10.00	10.00	per annum
FINANCIAL INSTITUTION	1,175.00	1,125.00	per annum
FITNESS CENTRE	254.00	204.00	per annum
FUND RAISER	183.00	133.00	per annum
GASOLINE STATION	214.00	164.00	per annum
HAIR STYLIST	110.00	110.00	per annum
	per chair + \$50.00		per chair
HAIRDRESSER	110.00	110.00	per annum
	per chair + \$50.00		per chair
HAIRDRESSING SALON	254.00	204.00	per annum
HEALTH ENHANCEMENT CENTRE	255.00	205.00	per annum
HOMECRAFT	107.00	57.00	per annum

HOTEL	107.00	57.00	per annum, plus
	53.00 per dwelling unit + \$50.00	53.00	per annum per dwelling unit
	39.00 per housekeeping unit + \$50.00	39.00	per annum per housekeeping unit
	24.00 per sleeping unit + \$50.00	24.00	per annum per sleeping unit
JANITOR SERVICE	183.00	133.00	per annum
JUNIOR ACHIEVEMENT OF B.C.	10.00	10.00	per annum
JUNK DEALER, MOBILE	160.00	110.00	per annum
KENNEL	160.00	110.00	per annum
LATE NIGHT DANCE EVENT	240.00	240.00	per event with patron capacity of less than 350
LATE NIGHT DANCE EVENT	422.00	422.00	per event with patron capacity of 350 or more but less than 750
LATE NIGHT DANCE EVENT	722.00	722.00	per event with patron capacity of 750 or more but less than 2000
LATE NIGHT DANCE EVENT	963.00	963.00	per event with patron capacity of 2000 or more
LAUNDRY (with equipment)	254.00	204.00	per annum
LIMITED SERVICE FOOD ESTABLISHMENT	449.00	399.00	per annum

LIQUOR DELIVERY SERVICE	183.00	133.00	per annum
LIQUOR RETAIL STORE	358.00	308.00	per annum
LIVERY AND FEED STABLES	254.00	204.00	per annum
LOCKSMITH	183.00	133.00	per annum
MANUFACTURER	160.00	110.00	per annum
MANUFACTURER - FOOD	628.00	578.00	per annum
MARINA OPERATOR	254.00	204.00	per annum plus
	835.00	835.00	for each occupied live-aboard boat 21 feet or less in length, at water line, plus
	1009.00	1009.00	for each occupied live-aboard boat more than 21 feet but not more than 26 feet in length, at water line, plus
	1136.00	1136.00	for each occupied live-aboard boat more than 26 feet but not more than 31 feet in length, at water line, plus
	1297.00	1297.00	for each occupied live-aboard boat more than 31 feet but not more than 37 feet in length, at water line, plus
	1430.00	1430.00	for each live-aboard boat which is more than 37 feet in length at water line.

MILK VENDOR	254.00	204.00	per annum
MOBILE FOOD VENDING	157.00	107.00	per annum
MOVING TRANSFER SERVICE	160.00	110.00	per annum
MULTIPLE CONVERSION DWELLING	53.00	53.00	per annum
	per dwelling unit + \$50.00		per dwelling unit
	39.00	39.00	per annum
	per housekeeping unit + \$50.00		per housekeeping unit
	24.00	24.00	per annum
	per sleeping unit + \$50.00		per sleeping unit (EXCEPT that a dwelling unit, sleeping unit or housekeeping unit that is actually occupied by the owner of the premises shall not be included in the calculation of the fee payable)
NEWSPAPER VENDING MACHINE	28.00	28.00	per annum
NON-PROFIT HOUSING	160.00	110.00	per annum
ONE-FAMILY DWELLING which is leased to and occupied by persons other than the building's owner	103.00	53.00	per annum
PACIFIC NATIONAL EXHIBITION - Annual Fair	13,523.00	13,473.00	per annum
PAINTER	160.00	110.00	per annum
PAWNBROKER	1,759.00	1,709.00	per annum
PEDDLER	160.00	110.00	per annum
PEDDLER - FOOD	254.00	204.00	per annum

PERSONAL CARE HOME	24.00 per licensed bed + \$50.00	24.00	per annum per licensed bed
PET STORE	254.00	204.00	per annum
PLUMBER	160.00	110.00	per annum
PSYCHIC OR ASTROLOGICAL SERVICE	183.00	133.00	per annum
PUBLIC MARKET OPERATOR	1,190.00	1,140.00	per annum
PUBLIC MARKET OPERATOR who operates on a temporary basis only	451.00	401.00	per day
RENTAL DEALER	160.00	110.00	per annum
RESTAURANT	628.00	578.00	per annum
RESTAURANT -CLASS 1 with lounge	628.00	578.00	per annum
RESTAURANT -CLASS 2	628.00	578.00	per annum
RETAIL DEALER	160.00	110.00	per annum
RETAIL DEALER - FOOD	254.00	204.00	per annum
RETAIL DEALER - GROCERY	707.00	657.00	per annum
RETAIL DEALER - MARKET: 50,00 sq. ft. premises	3,334.00	3,284.00	per annum
ROOMING HOUSE	24.00 per sleeping unit + \$50.00	24.00	per annum per sleeping unit (EXCEPT that a sleeping unit that is actually occupied by the owner of the premises shall not be included in the calculation of the fee payable)

SCAVENGER	272.00	222.00	per annum
SCHOOLS - BUSINESS OR TRADE	254.00	204.00	per annum
SCHOOLS - PRIVATE	254.00	204.00	per annum
SCRAP METAL RECYCLER	160.00	110.00	per annum
SECOND-HAND DEALER -CLASS 1	1,759.00	1,709.00	per annum
SECOND-HAND DEALER -CLASS 2	989.00	939.00	per annum
SECOND-HAND DEALER-CLASS 3	697.00	647.00	per annum
SECOND-HAND DEALER -CLASS 4	294.00	244.00	per annum
SECOND-HAND DEALER -CLASS 5	294.00	244.00	per annum
SECOND-HAND DEALER -CLASS 6	454.00	404.00	per annum
SOCIAL ESCORT	183.00	133.00	per annum
SOCIAL ESCORT SERVICE	1043.00	993.00	per annum
SOLICITING FOR CHARITY	10.00	10.00	per annum
SPECIALTY WINE STORE	254.00	204.00	per annum
STANDARD HOURS LIQUOR ESTABLISHMENT CLASS - 1	4.55 per seat + \$50.00	4.55	per annum per seat, based on the number of seats set out on the Provincial liquor license for the establishment, except that despite the number of seats, the minimum fee will be \$110.00 and the maximum fee will be \$2299.00
STANDARD HOURS LIQUOR ESTABLISHMENT CLASS- 2			
STANDARD HOURS LIQUOR ESTABLISHMENT CLASS - 3			
STANDARD HOURS LIQUOR ESTABLISHMENT CLASS - 4			
STANDARD HOURS LIQUOR ESTABLISHMENT CLASS - 5			
STANDARD HOURS LIQUOR ESTABLISHMENT CLASS - 6			

STANDARD HOURS LIQUOR ESTABLISHMENT CLASS - 7	4.55 per seat + \$50.00	4.55	per annum per seat, based on the number of seats set out on the Provincial liquor license for the establishment, except that despite the number of seats, the minimum fee will be \$110.00 and the maximum fee will be \$354.00
STEAM BATH/MASSAGE PARLOUR	272.00	222.00	per annum
SWIMMING POOL located in a hotel, apartment building, club, health spa or other business required to be licensed under this By-law	642.00	592.00	per annum
TALENT/MODEL AGENCY	183.00	133.00	per annum
TANNING/SKIN CARE SALON	254.00	204.00	per annum
TATTOO PARLOUR	254.00	204.00	per annum
TAXICAB PREMISES	160.00	110.00	per annum
THEATRE	254.00	204.00	per annum
TRAILER COURT	236.00	186.00	per annum per space
TRANSIENT PEDDLER OR TRANSIENT TRADER	547.00 2,714.00	547.00 2,664.00	per week or per annum
UNDERTAKER	254.00	204.00	per annum
VEHICLE DEALER	183.00	133.00	per annum
VENDING MACHINE	16.00	16.00	per annum

VENUE	4.55 per seat + \$50.00	4.55	per annum per seat except that despite the number of seats, the minimum fee will be \$53.00 and the maximum fee will be \$354.00
WAREHOUSE OPERATOR	160.00	110.00	per annum
WAREHOUSE OPERATOR - FOOD	345.00	295.00	per annum
WEDDING CHAPEL	338.00	288.00	per annum
WHOLESALE DEALER	160.00	110.00	per annum
WHOLESALE DEALER - FOOD	345.00	295.00	per annum
WINDOW CLEANER	160.00	110.00	per annum
ANY BUSINESS, TRADE, PROFESSION OR OTHER OCCUPATION NOT SPECIFIED HEREIN	160.00	110.00	per annum
TRANSFER OF A LICENSE	110.00	110.00	
NON-REFUNDABLE PORTION OF FEE	65.00	65.00	per license where the applicable fee is greater than \$65.00.

EXPLANATION

**Building By-law amending by-law
re fee increases**

The attached by-law will implement Council's resolution of October 5, 2006 to amend the Building By-law to increase fees.

Director of Legal Services
October 31, 2006

BY-LAW NO. _____



**A By-law to amend
Building By-law No. 8057 to increase fees**

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

1. Council:
 - (a) repeals the Fee Schedule of the Building By-law, as referred to in Article 1A.7.2.5. thereof, and substitutes for it the Fee Schedule attached to this By-law, which new Fee Schedule is to form part of the Building By-law; and
 - (b) approves the fees set out in the new Fee Schedule.
2. This By-law is to come into force and take effect on January 1, 2007.

ENACTED by Council this _____ day of _____, 2006

Mayor

City Clerk

Building By-law - #8057

Current Fees

PART A - BUILDING

1 The fees hereinafter specified shall be paid to the City with respect to and upon the application for the issue of a PERMIT as follows:

(a) Except as provided for in Clause (b) for the CONSTRUCTION of any BUILDING, or part thereof:

When the estimated cost of the work, being the valuation referred to in the Article 1A.7.2.2. of this By-law, does not exceed \$5,000 or for the first \$5,000 of the estimated cost of the work \$100.00

For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$5,000 but does not exceed \$50,000 \$8.10

For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$50,000 \$4.05

(b) For the installation, CONSTRUCTION, re- construction, ALTERATION or repair of, or ADDITION to, any CHIMNEY, FIREPLACE, INCINERATOR, VENTILATING SYSTEM, AIR-CONDITIONING SYSTEM, or HEATING SYSTEM, the fee shall be in accordance with Clause (a), except that a fee shall not be charged when the cost of such work is less than \$500.

(c) For a permit for temporary OCCUPANCY of a part of a STREET, or of the AIR SPACE immediately ABOVE a part of a STREET, in accordance with Section 1A.10 of this By-law, the fee shall be for each 10 m² or part thereof, of STREET or of AIR SPACE part thereof, of STREET or of AIR SPACE immediately above such STREET to be occupied \$2.05

Subject to a minimum fee of \$68.10

(d) For an OCCUPANCY PERMIT not required by this By-law but requested \$71.00

(e) For the demolition of a BUILDING, not including a ONE-FAMILY DWELLING, which has at any time since November 1, 1986 provided RESIDENTIAL OCCUPANCY, subject to Section 3:

Building By-law - #8057

	Current Fees
For each DWELLING UNIT	\$1,000.00
For each sleeping room in a multiple conversion dwelling, hotel or other BUILDING, which is or has been a principal dwelling or residence of a person, family or household	\$1,000.00
(f) For the demolition of a ONE-FAMILY DWELLING, which has at any time since November 1, 1986 provided RESIDENTIAL OCCUPANCY, subject to Section 3	\$1,000.00
(g) For the repair of <i>building</i> walls pursuant to requirements of Part 5 for any <i>residential building</i>	Nil
2 The fees hereinafter specified shall be paid to the City as follows:	
(a) For a required <i>permit</i> inspection for compliance with this By-Law which cannot be carried out during normal working hours and where there is a request to carry out the inspection after hours, the fee to be based on the time actually spent in making such inspection, at a minimum inspection time of four (4) hours, including traveling time:	
For each hour or part thereof	\$189.00
(b) For a plan review where an applicant requests in writing that the review be carried out during overtime:	
For each hour or part thereof	\$198.00
(c) For each special inspection of a BUILDING or structure to determine compliance with this By-law, and in respect of which no specific fee is otherwise prescribed, the fee to be based on the time actually spent in making the inspection:	
For each hour or part thereof	\$132.00
(d) For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$132.00

Building By-law - #8057

Current Fees

(e)	For each inspection of a drainage tile system:	
	For a one- or two-family residence	\$164.00
	For all other drain tile inspections:	
	When the estimated cost of the CONSTRUCTION of the BUILDING, being the valuation referred to in Article 1A.7.2.2. does not exceed \$500,000	\$306.00
	When the estimated cost of the work exceeds \$500,000 but does not exceed \$1,000,000	\$513.00
	When the estimated cost of the work exceeds \$1,000,000	\$587.00
(f)	For the special search of records pertaining to a BUILDING to advise on the status of outstanding orders and other matters concerning the BUILDING:	
	For a one- or two-family residence	\$160.00
	For all other BUILDINGS	\$323.00
(g)	For enabling the viewing of a plan of a BUILDING or a copy of the plan	\$26.00
(h)	For supplying a copy of a plan of a BUILDING, for each page	\$8.00
(i)	For a request to renumber a BUILDING	\$587.00
(j)	For the extension of a BUILDING PERMIT where requested in writing by an applicant pursuant to Article 1A.7.5.1.	50 percent of the original BUILDING PERMIT fee to a maximum of \$248.00
(k)	For the extension of a building permit by Council where requested in writing by an applicant pursuant to Article 1A.7.5.2.	\$825.00
(l)	For the issuance of a partial BUILDING PERMIT pursuant to Article 1A.6.1.6	\$248.00

Building By-law - #8057

Current Fees

(m)	For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of Article 1A.2.1.3	
	where the PERMIT relates to a ONE-FAMILY DWELLING or a SECONDARY SUITE	\$132.00
	plus for each hour, or part thereof, exceeding one hour	\$132.00
	where the PERMIT relates to any other BUILDING	\$405.00
	plus for each hour, or part thereof, exceeding one hour	\$205.00
(n)	For each RE-OCCUPANCY PERMIT after rectification of an UNSAFE CONDITION and related By-law violations	\$123.00
(o)	For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of new construction under Article 2.5.1.3	
	for a single application	\$581.00
	for two applications	\$1,131.00
	for three or more applications	\$1,494.00
(p)	For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of existing conditions with mitigating features	
	for a single application	\$363.00
	for two applications	\$685.00
	for three or more applications	\$892.00
(q)	For review by the equivalent review panel	\$1,785.00
3	Upon written application of the payor and on the advice of the General Manager of Community Services, the Director of Finance shall refund to the payor, or a designate of the payor, the fees paid pursuant to Clauses (e) and (f) of Section 1:	

Building By-law - #8057

Current Fees

- (a) for all demolished dwelling units in a building that will be replaced by a social housing or co-operative development that has received a Project Commitment Letter from the British Columbia Housing Management Commission or the Canada Mortgage and Housing Corporation; and
- (b) for each demolished dwelling unit that has been replaced by a dwelling unit occupied by rental tenants and not created pursuant to the Strata Property Act.

PART B - PLUMBING

Every applicant for a Plumbing PERMIT shall, at the time of application, pay to the City the fees set out hereunder:

1 INSTALLATIONS

Installation of:

One, two or three FIXTURES	\$123.00
Each additional FIXTURE	\$44.00

Note: For the purpose of this schedule the following shall also be considered as FIXTURES:
Every "Y" intended for future connection;
Every ROOF DRAIN, swimming pool, dishwasher, and interceptor;
Every vacuum breaker in a lawn sprinkler system; and
Every back-flow preventer.

Alteration of Plumbing (no FIXTURES involved):

For each 30 metres of piping or part thereof	\$187.00
For each 30 metres of piping or part thereof, exceeding the first 30 metres	\$53.00
Connection of the City water supply to any hydraulic equipment	\$70.00

Building By-law - #8057

Current Fees

2 INSPECTIONS OF FIRELINE SYSTEMS:

Hydrant & Sprinkler System:

First two inspections for each 30 m of water supply pipe or part thereof \$187.00

Each additional inspection for each 30 m of water supply pipe or part thereof \$78.00

Sprinklers:

First head, one- or two-family dwelling \$212.00

First head, all other buildings \$452.00

Each additional head, all buildings (no limit on number) \$2.00

Firelines:

Hose Cabinets \$24.00

Hose Outlets \$24.00

Wet & Dry Standpipes \$24.00

Standpipes \$24.00

Dual Check Valve In-flow Through Devices \$24.00

Backflow Preventer \$126.00

Wet & Dry Line Outlets:

Each connection \$24.00

NOTE: A Siamese connection shall be considered as two dry line outlets.

Each Fire Pump \$199.00

Each Fire Hydrant \$60.60

3 RE-INSPECTIONS

Each re-inspection due to faulty work or materials \$132.00

Building By-law - #8057

Current Fees

4 SPECIAL INSPECTIONS

Each inspection to establish fitness of any existing *fixture* for each hour or part thereof \$132.00

An inspection outside normal working hours and at a minimum inspection time of four (4) hours, including traveling time, for each hour or part thereof \$189.00

5 BUILDING SEWER INSPECTIONS

First two inspections for each 30 m of BUILDING SEWER or part thereof \$164.00

Each additional inspection for each 30 m of BUILDING SEWER or part thereof \$84.00

PART C - BUILDING GRADES

The following fees shall be paid to the City upon application for a Development Permit for the design elevations of streets or lanes where they adjoin a building site, whether required pursuant to Subsection 2.3.2 or otherwise:

Length of property abutting street or lane, or both 0 to 31 m	\$690.00
over 31 m to 90 m	\$1,367.00
over 90 m to 150 m	\$2,056.00
over 150 m to 300 m	\$2,984.00
over 300 m	\$4,113.00

EXPLANATION

Electrical By-law amending by-law re fee increases

The attached by-law will implement Council's resolution of October 5, 2006 to amend the Electrical By-law to increase fees.

Director of Legal Services
October 31, 2006



BY-LAW NO. _____

**A By-law to amend
Electrical By-law No. 5563 to increase fees**

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

1. Council:
 - (a) repeals Schedule A of the Electrical By-law, and substitutes for it Schedule A attached to this By-law, which new Schedule A is to form part of the Electrical By-law; and
 - (b) approves the fees set out in the new Schedule A.
2. This By-law is to come into force and take effect on January 1, 2007.

ENACTED by Council this _____ day of _____, 2006

Mayor

City Clerk

**Electrical By-law - #5563
Schedule A**

	Current Fees
1 The following fees, based on the cost of work, including materials and labour, as estimated by the contractor or owner and established to the satisfaction of the City Electrician, shall be payable to the City and shall accompany every application for a permit for electrical work:	
When the estimated cost does not exceed \$250	\$49.00
When the estimated cost exceeds \$250 but does not exceed \$500	\$65.00
When the estimated cost exceeds \$500 but does not exceed \$700	\$86.00
When the estimated cost exceeds \$700 but does not exceed \$1,000	\$112.00
When the estimated cost exceeds \$1,000 but does not exceed \$10,000	\$112.00
plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000	\$46.44
When the estimated cost exceeds \$10,000 but does not exceed \$50,000	\$530.00
plus for every \$1,000 of the estimated costs, or part thereof, over \$10,000	\$24.25
When the estimated cost exceeds \$50,000 but does not exceed \$100,000	\$1,500.00
plus for every \$1,000 of the estimated costs, or part thereof, over \$50,000	\$14.74
When the estimated cost exceeds \$100,000 but does not exceed \$500,000	\$2,237.00
plus for every \$1,000 of the estimated costs, or part thereof, over \$100,000	\$10.10
When the estimated cost exceeds \$500,000 but does not exceed \$1,000,000	\$6,277.00

**Electrical By-law - #5563
Schedule A**

	Current Fees
plus for every \$1,000 of the estimated cost, or part thereof, over \$500,000	\$8.08
When the estimated cost exceeds \$1,000,000	\$10,317.00
plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000,000	\$3.03
2 The fee for a temporary power permit shall be:	
(a) for single and two-family dwellings only, for a permit valid for six (6) months	\$133.00
(b) for all other uses, for a permit valid for one year	\$281.00
3 The fee for an annual permit for any one commercial or industrial plant or establishment shall be as follows, except that where one person, firm or corporation has more than one plant or establishment, a separate annual permit shall be required for each plant or establishment:	
Connected load - 1,000 h.p. or less	\$405.00
Each 100 h.p. or part thereof exceeding the first 1,000 h.p.	\$40.00
Subject to a maximum fee of	\$3,434.00
4 The fee for an inspection of electrical work to determine compliance with this By-law, to be based on time actually spent in making such inspection, shall be for each hour or part thereof	\$132.00
5 The fee for an inspection of electrical work where errors or omissions were found at a previous inspection shall be	\$132.00
6 The fee for inspection outside normal working hours and at a minimum inspection time of four (4) hours, including traveling time, shall be for each hour or part thereof	\$189.00

EXPLANATION

Gas Fitting By-law amending by-law re fee increases

The attached by-law will implement Council's resolution of October 5, 2006 to amend the Gas Fitting By-law to increase fees.

Director of Legal Services
October 31, 2006

BY-LAW NO. _____



**A By-law to amend
Gas Fitting By-law No. 3507 to increase fees**

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

1. Council:
 - (a) repeals the Fee Schedule of the Gas Fitting By-law, as referred to in section 5 hereof, and substitutes for it the Fee Schedule attached to this By-law, which new Fee Schedule is to form part of the Gas Fitting By-law; and
 - (b) approves the fees set out in the new Fee Schedule.
2. This By-law is to come into force and take effect on January 1, 2007.

ENACTED by Council this _____ day of _____, 2006

Mayor

City Clerk

Gas Fitting By-law - #3507

Current Fees

Domestic Installations:

This fee is for one family dwelling only.
Any other occupancy shall be charged
under "Commercial and Industrial
Installation" rates.

One, two or three appliances	\$129.00
Each additional appliance	\$47.00
Each replacement water heater or gas range	\$73.00

Where piping only is being installed, see
"Piping Permits" below.

Commercial and Industrial Installations

Fee for each appliance, based on
BTU/hour input rating:

65,000 or less	\$158.00
65,001 to 200,000	\$171.00
200,001 to 409,000	\$195.00
Over 409,000	\$236.00

in addition to all costs incurred by the
inspector.

Vent or Gas Value or Furnace Plenum (no appliances)

One, two or three units	\$129.00
Each additional unit	\$47.00

Piping Permits (no appliances):

For first 60 m of house piping or part thereof	\$134.00
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Gas Fitting By-law - #3507

	Current Fees
Every 30 m or part thereof exceeding the first 60 m	\$49.00
<u>Re-inspections</u>	
Each inspection due to faulty work or materials	\$132.00
<u>Special Inspections</u>	
To establish the fitness of any existing installations, for each hour or part thereof	\$132.00
If conducted with a Plumbing Inspection, for each hour of part thereof	\$132.00
If outside normal working hours, and at a minimum inspection time of four (4) hours, including traveling time, for each hour or part thereof	\$189.00

EXPLANATION**Miscellaneous Fees By-law
amending by-law re fee increases**

The attached by-law will implement Council's resolution of October 5, 2006 to amend the Miscellaneous Fees By-law to increase fees.

Council should note that the fee for review of a site profile in numbered paragraph 5 of Schedule 1 has been reduced from \$118 to \$100. The reason is that the Provincial Contaminated Sites Regulation, which takes precedence, cites a maximum fee of \$100. Although the fee in the by-law for the past several years has exceeded \$100, the city charges only \$100 for the review of a site profile.

Director of Legal Services
October 31, 2006

BY-LAW NO. _____



**A By-law to amend
Miscellaneous Fees By-law No. 5664
regarding fee increases**

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

1. Council:
 - (a) repeals Schedule 1 of the Miscellaneous Fees By-law, and substitutes for it Schedule 1 attached to this By-law, which new Schedule 1 is to form part of the Miscellaneous Fees By-law; and
 - (b) approves the fees set out in the new Schedule 1.
2. This By-law is to come into force and take effect on January 1, 2007.

ENACTED by Council this _____ day of _____, 2006

Mayor

City Clerk

**Miscellaneous Fees By-law - #5664
Schedule 1**

Current Fees

Adopt or Amend an Area Development Plan (ADP)

1	For adoption or amendment of an Area Development Plan:	
	Up to 0.4 ha (43,128 sq. ft.) site area	\$21,500.00
	For each additional 100 m ² (1,080 sq. ft.) of site area, or part thereof	\$208.00
	Maximum fee	\$85,600.00

Amend an Official Development Plan (ODP) and Area Development Plan (ADP)

2	For an amendment to the text of an Official Development Plan and any associated Area Development Plan	\$32,250.00
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Amend a Regional or Provincial Land Use Designation

3	For an amendment of a regional or provincial land use designation	\$2,180.00
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Research Requests

4	For research requests:	
	(a) Research requests requiring up to a maximum of 2 hours of staff time	\$163.00
	(b) Extensive research requests (as time and staffing levels permit):	
	For each additional hour or part thereof beyond the 2 hours referred to in clause (a) above	\$81.00

Site Profile Review

5	For each review of a site profile	\$100.00
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**Miscellaneous Fees By-law - #5664
Schedule 1**

Current Fees

Appeal to Board of Variance/Parking Variance Board

6 For the filing of an appeal \$95.00

Legality Research Requests

7 Provide written information on the approved use of a building in accordance with the Zoning & Development and Vancouver Building Bylaws

(a) Residential \$35.00

(b) Commercial (one unit only) \$35.00

(c) Commercial and/or mixed use (all units) requiring up to a maximum of 2 hours of staff time \$163.00

For each additional hour or part thereof beyond the 2 hours referred in Clause (c) above \$81.00

Producing Permit/Document Copies

8 Provide paper copies of permits or specific documents from either microfiche or our images database.

(a) 1 to 3 paper copies \$35.00

(b) Each additional copy \$7.00

File Research Environmental

9 Provide written information as to whether a property has any contamination or environmental issues. \$163.00

EXPLANATION**Private Property Tree By-law
amending by-law re fee increases**

The attached by-law will implement Council's resolution of October 5, 2006 to amend the Private Property Tree By-law to increase fees.

Director of Legal Services
October 31, 2006

BY-LAW NO. _____



**A By-law to amend
Private Property Tree By-law No. 7347
to increase fees**

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

1. Council:
 - (a) strikes out "\$51", each time it appears in section 12B of the Private Property Tree By-law, and substitutes "\$53";
 - (b) strikes out "\$145", each time it appears in section 12B, and substitutes "\$150";
and
 - (c) approves the fees set out in the amended section 12B.
2. This By-law is to come into force and take effect on January 1, 2007.

ENACTED by Council this _____ day of _____, 2006

Mayor

City Clerk

EXPLANATION**Secondary Suite Inspection Fee By-law
amending by-law re fee increases**

The attached by-law will implement Council's resolution of October 5, 2006 to amend the Secondary Suite Inspection Fee By-law to increase fees, and also names the by-law. Although the by-law was enacted many years ago, it never received a formal name.

Director of Legal Services
October 31, 2006

BY-LAW NO. _____



**A By-law to amend
Secondary Suite Inspection Fee By-law No. 6553
to increase fees**

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

1. The name of By-law No. 6553, for citation, is the "Secondary Suite Inspection Fee By-law".
2. From section 3 of the Secondary Suite Inspection Fee By-law, Council:
 - (a) from subsection (a), strikes out "\$127.00", and substitutes "\$132.00"; and
 - (b) from subsection (b), strikes out "\$381.00", and substitutes "\$396.00".
3. This By-law is to come into force and take effect on January 1, 2007.

ENACTED by Council this _____ day of _____, 2006

Mayor

City Clerk

EXPLANATION

Sign By-law amending by-law re fee increases

The attached by-law will implement Council's resolution of October 5, 2006 to amend the Sign By-law to increase fees.

Director of Legal Services
October 31, 2006

BY-LAW NO. _____

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

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

1. From the Sign By-law, Council repeals section 13, and substitutes:

- “13.1 Permit Application Fee
- Every person applying to the Director for a sign permit shall pay to the City at the time such application is filed the appropriate fee as set out in this section, and no application is valid without such payment:
- (a) For each sign requiring a permit plus \$74.00
 - (b) For each sign requiring an electrical connection plus \$74.00
 - (c) For each sign incorporating a supporting structure plus \$74.00
 - (d) For a billboard, free-standing sign or parking lot advertising sign \$74.00
- 13.2 Additional Inspection Fee
- 13.2.1 Each permit fee described in section 13.1, provides for one field inspection. Where any additional field inspection is required to complete the final inspection on a installation, the fee for each additional inspection shall be \$74.00
 - 13.2.2 Except where exempted by section 5.2 or 5.3, where any sign has been erected before a permit has been issued for such sign, the fee in Section 13.1 (a), in addition to all other fees, shall be \$358.00
- 13.3 Permit Fee Refund
- No sign permit application fee shall be refunded after the application has been approved or refused, but if the application has been withdrawn prior to processing, the Director of Finance may refund to the applicant a part of the fee as recommended by the Director of Licenses and Inspections.

13.4 Registration Fee

Where a facia sign will be or has been installed in accordance with Section 5.3.1(a), a registration fee shall be paid to the City as follows:

For each sign face \$45.00

13.5 Annual Encroachment Charge

13.5.1 The owner of a sign, other than a facia sign, which encroaches over any street shall pay annually the following charge based on the area of the sign face which encroaches:

Area of Sign Face Encroaching Over a Street	Annual Fee
Up to 2 m ²	\$16.00
2.01 to 4 m ²	\$22.00
4.01 to 6 m ²	\$32.00
6.01 to 10 m ²	\$45.00
For each additional 1 m ² or fraction thereof over 10 m ²	\$0.27
Maximum charge for each sign face	\$60.00

13.5.2 The charge set out in section 13.5.1 shall be due and payable the first business day of January of each year, except that the charge for any sign installed after July 31st in any year shall be one-half of the charge shown in Section 13.5.1.

13.5.3 The Director shall cause the removal, in accordance with Section 12.2.2., of any sign when the charge payable pursuant to this section remains unpaid six months after it has become due and payable.

- 13.6 Amendment Application Fee
- 13.6.1 Every person applying to the City Council for an amendment to the Sign By-law shall pay to the City at the time such application is filed with the Director of Planning the appropriate fee as set forth in this Section, and no application is valid without such payment.
- | | | |
|-------|--|------------|
| (a) | For an amendment, other than Schedule E, where no more than one section requires amendment | \$5,300.00 |
| (b) | For an amendment, other than Schedule E, where more than one section requires amendment or where the amendment would allow a type of sign that is not permitted | \$7,943.00 |
| (c) | For an amendment to Schedule E: | |
| (i) | To assign a Comprehensive Development District, at time of creation of the District, to the same sign schedule that applied to the site prior to its Comprehensive Development District zoning | \$132.00 |
| (ii) | To assign a Comprehensive Development District to an existing sign schedule with different sign regulations than currently apply to the site | \$1,322.00 |
| (iii) | To assign a Comprehensive Development District to a new schedule to be created | \$7,943.00 |
- 13.6.2 No fee paid to the City pursuant to Section 13.6.1 shall be refunded after the application for the amendment has been considered by the Director of Planning, but where the application has been withdrawn before being considered by the Director of Planning, the Director of Finance may refund to the applicant such part of the fee as is recommended by the Director of Planning.
- 13.6.3 Where an application to amend the Sign By-law is made by the Director of Planning at the direction of City Council, no fee pursuant to this By-law shall be payable.”

2. This By-law is to come into force and take effect on January 1, 2007.

ENACTED by Council this _____ day of _____, 2006

Mayor

City Clerk

EXPLANATION

**A By-law to amend the Subdivision By-law
re fee increases**

The attached by-law will implement Council's resolution of October 5, 2006 to amend the Subdivision By-law to increase fees.

Director of Legal Services
October 31, 2006



BY-LAW NO. _____

**A By-law to amend
Subdivision By-law No. 5208 to increase fees**

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

1. Council:
 - (a) repeals Schedule F of the Subdivision By-law, and substitutes for it Schedule F attached to this By-law, which new Schedule F is to form part of the Subdivision By-law; and
 - (b) approves the fees set out in the new Schedule F.
2. This By-law is to come into force and take effect on January 1, 2007.

ENACTED by Council this _____ day of _____, 2006

Mayor

City Clerk

**Subdivision By-law - #5208
Schedule F**

Current Fees

Every applicant for subdivision shall at the time of application pay the applicable fee set out below.

- | | | |
|---|---|-------------|
| 1 | CLASS I (Major) - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is: (i) more than 40 000 m ² in area; or (ii) where the site is between 10 000 m ² and 40 000 m ² in area and the subdivision is reasonably likely to require that legal agreements be registered on title as a condition of subdivision approval; but in either case where the subdivision is not described in Section 4.5(a), (b) or (c) of this By-law | \$73,766.00 |
| 2 | CLASS II (Intermediate) - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is between 4 000 m ² and 10 000 m ² in area and the subdivision is reasonably likely to require that legal agreements be registered on title as a condition of subdivision approval, but where the subdivision is not described in Section 4.5(a), (b) or (c) of this By-law or in Class I | \$36,935.00 |
| 3 | CLASS III (Minor) - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is: (i) less than 4 000 m ² in area; or (ii) where the subdivision is unlikely to require that legal agreements be registered on title as a condition of subdivision approval; but in either case where the subdivision is not described in section 4.5(a) or (b) of this By-law or in Class I or II | \$6,329.00 |

**Subdivision By-law - #5208
Schedule F**

Current Fees

4	CLASS IV (Dedication) - For an application to subdivide as described in Section 4.5(a) or (b) of this By-law	
	(a) where such subdivision is required as a condition of enactment of a zoning by-law, or is otherwise required by the City Engineer	\$311.00
	(b) where such subdivision is required by the Director of Planning or Development Permit Board as a condition of issuance of a development permit, or is otherwise initiated by the owner except as arising from rezoning approval	No Fee
5	CLASS V (Air Space) - For an application to subdivide made pursuant to Part 9 (Air Space Titles) of the Land Title Act	
	(a) for developments having a Floor Space Ratio (FSR) of 2.0 or greater	\$55,299.00
	(b) for developments having a Floor Space Ratio (FSR) of less than 2.0	\$27,701.00
6	RECLASSIFICATION - For an application to change from one sub-area to another sub-area in the RS-1, RS-3, RS-3A, RS-5, or RS-6 Zoning District	\$3,216.00
7	STRATA APPLICATIONS - For an application to convert an existing building to strata title ownership pursuant to Section 242 of the Strata Property Act; or amend Strata Plans pursuant to Part 15 of the Strata Property Act; or for Phased Strata applications made pursuant to Section 13 of the Strata Property Act	\$3,216.00

**Subdivision By-law - #5208
Schedule F**

Current Fees

Note: Strata Conversions and applications to subdivide strata lots also require a separate fee for a Special Inspection Application, to ensure compliance with relevant provisions of the Zoning and Development By-law and Building By-law.

EXPLANATION

Zoning and Development Fee By-law amending by-law regarding fee increases

The attached by-law will implement Council's resolution of October 5, 2006 to amend the Zoning and Development Fee By-law to increase fees.

Director of Legal Services
October 31, 2006

BY-LAW NO. _____



**A By-law to amend
Zoning and Development Fee By-law No. 5585
regarding fee increases**

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

1. Council:
 - (a) repeals Schedule 1 of the Zoning and Development Fee By-law, and substitutes for it Schedule 1 attached to this By-law, which new Schedule 1 is to form part of the Zoning and Development Fee By-law;
 - (b) repeals Schedule 2 of the Zoning and Development Fee By-law, and substitutes for it Schedule 2 attached to this By-law, which new Schedule 2 is to form part of the Zoning and Development Fee By-law; and
 - (c) approves the fees set out in the new Schedules 1 and 2.
2. This By-law is to come into force and take effect on January 1, 2007.

ENACTED by Council this _____ day of _____, 2006

Mayor

City Clerk

**Zoning and Development Fee By-law - #5585
Schedule 1**

Current Fees

Development Permits

**One-Family dwelling, One-Family Dwelling with Secondary Suite,
and Two-Family Dwelling**

1	For a new one-family dwelling, one-family dwelling with secondary suite, or two-family dwelling and its accessory building or accessory use or for an addition, alteration, change of use, accessory building or accessory use to an existing one-or two-family dwelling or one-family dwelling with secondary suite where such an addition, alteration, change of use, accessory building or accessory use is equal to or greater than 60 m ² in gross floor area:	
	(a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law, except as provided in Section 1(d)	\$1,258.00
	(b) where the permit would be issued as a conditional approval, except as provided for in Sections 1 (a), 1 (c), 1 (e) and 1C	\$1,678.00
	(c) where the permit would be issued as a conditional approval after proceeding to a review by a Council-appointed advisory design panel	\$2,755.00
	(d) in the RS-6 or RS-7 Districts, where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law	\$1,437.00
	(e) where the permit would be issued as a conditional approval in the RS-6 or RS-7 Districts, with no relaxation of regulations except as provided in Section 1 (d)	\$1,760.00

**Zoning and Development Fee By-law - #5585
Schedule 1**

Current Fees

<p>1A. Except as provided for in Section 1B, for an addition, alteration, relaxation, change of use, accessory building or accessory use to an existing one- or two-family dwelling or one-family dwelling with secondary suite where such addition, alteration, change of use, accessory building or accessory use is less than 60 m² in gross floor area:</p> <p>(a) where the permit would be issued as an outright approval, or where a relaxation of the required yards, building depth or maximum building height is required and where the relaxation of a required rear yard would be less than 60% of what is required by the applicable District Schedule, or where the permit would be issued as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law</p> <p>(b) in all other cases</p>	<p>\$335.00</p> <p>\$660.00</p>
<p>1B. For conversion of a one-family dwelling to a one-family dwelling with secondary suite</p>	<p>\$458.00</p>
<p>1C. Notwithstanding Section 1, for a one-family dwelling in the RS-3, RS-3A, RS-5, RS-6 or RS-7 Districts which includes permission by the Director of Planning to increase the maximum floor space ratio otherwise permitted by the District Schedule</p>	<p>\$2,196.00</p>
<p>1D. Despite Section 1, for a two-family dwelling in the RS-7 District which includes permission by the Director of Planning to increase the maximum permitted floor space ratio otherwise permitted by the District Schedule</p>	<p>\$2,196.00</p>

Multiple Dwellings

- 2 For a multiple dwelling, or for an addition to an existing multiple dwelling:

**Zoning and Development Fee By-law - #5585
Schedule 1**

Current Fees

- (a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law:

Each 100 m² of gross floor area or part up to 500 m² \$685.00

For each additional 100 m² of gross floor area or part \$344.00

Maximum fee \$27,747.00

- (b) where the permit would be issued as a conditional approval, except as provided in Section 2(a):

Each 100 m² of gross floor area or part up to 500 m² \$935.00

For each additional 100 m² of gross floor area or part \$572.00

Maximum fee \$46,278.00

Other Uses (Other Than One- or Two-family or Multiple Dwellings)

- 3 For a new principal building or use, or for an addition to an existing building or use, being in all cases other than a one- or two-family dwelling and a multiple dwelling:

- (a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law:

Each 100 m² of gross floor area or part up to 500 m² \$470.00

For each additional 100 m² of gross floor area or part \$226.00

Maximum fee \$23,117.00

**Zoning and Development Fee By-law - #5585
Schedule 1**

Current Fees

(b) where the permit would be issued as a conditional approval except as provided in Section 3(a):	
Each 100 m ² of gross floor area or part up to 500 m ²	\$825.00
For each additional 100 m ² of gross floor area or part	\$470.00
Maximum fee	\$44,309.00

Alterations, Changes of Use (Other Than One- or Two-family Dwellings)

4	For an accessory building or accessory use to a principal building or principal use already existing, or for an alteration, relaxation, or change of use to an existing building, being in all cases other than a one- or two-family dwelling:	
	(a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law:	
	Each 100 m ² of gross floor area or part thereof	\$405.00
	Maximum fee	\$3,233.00
	(b) where the permit would be issued as a conditional approval, except as provided in Section 4(a):	
	Each 100 m ² of gross floor area or part thereof	\$572.00
	Maximum fee	\$4,075.00

Outdoor Uses

5	For a parking area, storage yard, nursery, or other development which, in the opinion of the Director of Planning, is similar:
---	--

**Zoning and Development Fee By-law - #5585
Schedule 1**

Current Fees

- (a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law:

Each 200 m² of site area or part up to 1 000 m² \$335.00

Each additional 200 m² of site area or part \$114.00

- (b) where the permit would be issued as a conditional approval, except as provided in Section 5(a):

Each 200 m² of site area or part up to 1 000 m² \$458.00

Each additional 200 m² of site area or part \$220.00

Developments Requiring Development Permit Board Approval

- 6 For an application which proceeds to the Development Permit Board:

- (a) instead of the fees referred to in Sections 1 to 4:

Each 100 m² of gross floor area or part up to 10 000 m² \$673.00

Each additional 100 m² of gross floor area or part over 10 000 m² \$128.00

- (b) instead of the fees referred to in Section 5:

Each 200 m² of site area or part up to 1 000 m² \$495.00

Each additional 200 m² of site or part \$240.00

**Zoning and Development Fee By-law - #5585
Schedule 1**

Current Fees

Child Day Care Facility Or Social Service Centre

7	For a child daycare facility, cultural facility or social service centre, where the applicant is an incorporated non-profit society	\$458.00
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Demolitions

8	For the demolition of residential rental accommodation, a building listed on the Heritage Register or a residential building located in the RS-1, RS-3, RS-3A, RS-5 and RS-6 or FSD District	\$220.00
---	--	----------

Preliminary Applications

9	For an application in preliminary form only	25% of the fee that would, except for this provision, apply (with a minimum fee of \$457.00)
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NOTE: This fee will be deducted from the fee for an application in complete form which follows approval of a preliminary application.

Partial Permits

9A.	For each partial permit issued	10% of the fee that would, except for this provision, apply (with a minimum fee of \$220.00)
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Revisions

10	For the second revision and every subsequent revision of drawings which are required because of non-compliance with the Zoning and Development By-law, or because there is insufficient information to	
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**Zoning and Development Fee By-law - #5585
Schedule 1**

Current Fees

satisfactorily process the permit, or because the applicant wishes to alter the use or form of development and where less than 15% of the gross floor area or building exterior is altered or less than 15% of the gross floor area is changed in use:

where the permit is to be issued under:

- | | | |
|-----|-------------------------------------|--|
| (a) | sections 1 and 7 of this schedule | \$220.00 |
| (b) | all other sections of this schedule | 10% of the fee that would, except for this provision, apply (with a minimum fee of \$220.00) |

Minor Amendments

11 For each minor amendment to a permit where less than 15% of the gross floor area or building exterior is altered or less than 15% of the gross floor area is changed in use and:

- | | | |
|-----|---|--|
| (a) | where the original permit was issued under Sections 1 and 7 of this schedule | \$220.00 |
| (b) | where the original permit was issued under any other section of this schedule or where the exterior alterations are to a commercial building which has no development permit authorizing its construction and where the alterations are to not more than one storey | 25% of the fee that would, except for this provision, apply (with a minimum fee of \$220.00) |

Extensions And Renewals

- | | | |
|----|--|----------|
| 12 | For an extension of the period of validity of a development permit application or a development permit, or for a renewal of a development permit which has become void | \$458.00 |
|----|--|----------|

**Zoning and Development Fee By-law - #5585
Schedule 1**

Current Fees

- | | | |
|----|---|---|
| 13 | For the renewal of a development permit issued with specified time limitations where the conditions of approval have not changed: | |
| | (a) for a special needs residential facility or all uses where the applicant is a duly incorporated non-profit society | \$220.00 |
| | (b) for each unit of living accommodation | \$458.00 |
| | (c) for all other uses | 75% of the fee that would, except for this provision, apply |

NOTE: Where an application is made for the retention of identical uses on more than one site controlled by the same applicant, providing the renewals are required annually and are filed simultaneously, the applications may be combined and considered as one for the purpose of calculating the fee.

Board of Variance Appeals

- | | | |
|----|--|-----------|
| 14 | For a permit which has been approved as the result of a successful appeal to the Board of Variance after refusal by the Director of Planning or the Development Permit Board | |
| | | No Charge |

Application Following Refusal

- | | | |
|----|---|---------------------------------|
| 15 | Where an application has been refused and, within 30 days of such refusal, the applicant reapplies with an application which seeks to rectify the reasons for refusal and where the application is, in the opinion of the Director of Planning, not materially different from the original application in terms of layout and design. | |
| | | 50% of original application fee |

**Zoning and Development Fee By-law - #5585
Schedule 1**

Current Fees

Changes to Form of Development in CD-1 District

16	For a development permit application in a CD-1 district where a change to the form of development requires Council approval and where such change is not accompanied by an amendment to, or adoption of, a CD-1 By-law	\$3,366.00 plus the development application fees that would, except for this provision, apply
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Maintenance of Heritage Buildings	\$3,366.00
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17	For a permit for the maintenance or minor repair of a building, structure, use or site designated under the Heritage By-law or located in an HA District	\$42.00
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Awnings

18	For an awning where the permit will be issued combined with a building permit or a sign permit.	\$146.00
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Applications Submitted in Metric

19	Notwithstanding sections 1 through 18 of this schedule, for applications accompanied by all plans and drawings in metric measurement	95% of the fee that would, except for this provision, apply
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Higher Building Application Fee

20	Despite any other provision in this schedule 1 to the contrary, for an application for a building that will exceed 137m	\$32,123.00
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**Zoning and Development Fee By-law - #5585
Schedule 2**

Current Fees

Zoning By-law Amendments

Change Zoning District (Except to CD-1)

1	For an amendment to the Zoning District Plan to redesignate from one zoning district to any other zoning district except a new Comprehensive Development District:	
	Up to 4 000 m ² site area	\$7,045.00
	For each additional 100 m ² of site area or part thereof	\$159.00
	Maximum fee	\$70,509.00

Text Amendments (Except CD-1)

2	For an amendment to the text of the Zoning and Development By-law	\$14,120.00
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New CD-1 (Not Contemplated in an ODP)

3	For an amendment to the Zoning District Plan to redesignate from a zoning district to a new Comprehensive Development District that is <u>not</u> contemplated in an Official Development Plan:	
(a)	Within the downtown area shown on Map 1, where the site area is smaller than 40 000 m ² :	
	Up to 4 000 m ² site area	\$56,502.00
	For each additional 100 m ² of site area or part thereof	\$259.00
(b)	Outside the downtown area shown on Map 1, where the site area is smaller than 8 000 m ² :	
	For the first 4 000 m ² of site area	\$23,614.00

**Zoning and Development Fee By-law - #5585
Schedule 2**

	Current Fees
For each additional 100 m ² of site area or part thereof	\$259.00
(c) Outside the downtown area shown on Map 1, where the site area is 8 000 m ² or greater but smaller than 40 000 m ² :	
For the first 8 000 m ² of site area	\$56,502.00
For each additional 100 m ² of site area or part thereof	\$259.00
(d) where the site area is 40 000 m ² or greater:	
For the first 40 000 m ²	\$415,000.00
For each additional 100 m ² of site area or part thereof	\$861.00
Amend CD-1 (Not Contemplated in an ODP)	
4 For an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District By-Law that is <u>not</u> contemplated in an Official Development Plan:	
(a) Within the downtown area shown on Map 1, where the site area is smaller than 40 000 m ² :	
For the first 4 000 m ² site area	\$56,544.00
For each additional 100 m ² of site area or part thereof	\$259.00
(b) Outside the downtown area shown on Map 1, where the site area is smaller than 8 000 m ² :	
For the first 4 000 m ² site area	\$23,655.00
For each additional 100 m ² of site area or part thereof	\$259.00

**Zoning and Development Fee By-law - #5585
Schedule 2**

Current Fees

- (c) Outside the downtown area shown on Map 1, where the site area is 8 000 m² or greater but smaller than 40 000 m²:

For the first 8 000 m² site area \$56,544.00

For each additional 100 m² of site area or part thereof \$259.00

- (d) where the site area is 40 000 m² or greater:

For the first 40 000 m² \$415,000.00

For each additional 100 m² of site area or part thereof \$861.00

New CD-1 (Contemplated in an ODP)

- 5 For an amendment to the Zoning District Plan to redesignate from a zoning district to a new Comprehensive Development District that is contemplated in an Official Development Plan

Up to 4 000 m² site area \$106,344.00

For each additional 100 m² of site area or part thereof \$861.00

Amend CD-1 (Contemplated in an ODP)

- 6 For an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District By-Law that is contemplated in an Official Development Plan:

Up to 4 000 m² site area \$106,344.00

For each additional 100 m² of site area or part thereof \$861.00

**Zoning and Development Fee By-law - #5585
Schedule 2**

Current Fees

Reduced Fees for Large Sites with Limited Changes

7 Notwithstanding sections 3(d), 4(d), 5 and 6 of this schedule:

For an amendment to the Zoning District Plan to redesignate from an industrial zoning district to a new Comprehensive Development District that relates to a site area of 40 000 m² or greater provided that

- (a) the combined total floor area, of proposed new uses and expanded retail uses, is limited to 20% or less of the total floor area,
- (b) the use of at least 80% of the total floor area remains consistent with the existing zoning schedule and its restrictions on use and density, and
- (c) the maximum floor space ratio for all uses combined remains the same as that in the existing zoning schedule:

For the first 40 000 m² of site area \$98,542.00

For each additional 100m² of site area or part thereof \$218.00

8 Notwithstanding sections 3(d), 4(d), 5, 6 and 7 of this schedule:

- (a) For an amendment to the Zoning District Plan to redesignate from a zoning district to a new Comprehensive Development District that is contemplated in an Official Development Plan or that is not contemplated in an Official Development Plan but relates to a site area of 40 000 m² or greater; or

**Zoning and Development Fee By-law - #5585
Schedule 2**

Current Fees

- (b) For an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District that is contemplated in an Official Development Plan or that is not contemplated in an Official Development Plan but relates to a site area of 40 000 m² or greater; provided, in both cases,
 - (i) the approved or existing form of development is retained on at least 75% of the site area; or
 - (ii) the floor space ratio of buildings already existing on the site is not increased by more than 25% or 0.5, whichever is the greater; or
 - (iii) the Director of Planning determines that the application is similarly limited in scope having regard to use and form of development:

Up to 4 000 m ² site area	\$21,466.00
For each additional 100 m ² of site area or part thereof	\$218.00
Maximum fee	\$85,542.00

Amend CD-1 (One Section Only)

9 Notwithstanding sections 4, 6 and 7 of this schedule:

For an amendment to an existing CD-1 By-law where no more than one section required amendment	\$9,493.00
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**Zoning and Development Fee By-law - #5585
Schedule 2**

Current Fees

Resubmission Due to Change in Council Composition

10	Notwithstanding any other section of this schedule, for the resubmission of an application which is unable to be enacted because of a change in the composition of Council, provided the resubmission does not alter the application and is made within 6 months of an election or by-election	\$2,309.00 or 15% of the otherwise applicable fee, whichever is greater
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EXPLANATION

Street Name By-law No. 4054 re certain further streets in Southeast False Creek

Enactment of the attached by-law will implement Council's resolution of October 17, 2006 to name the streets or particular portions of streets as set out in the attached by-law.

Director of Legal Services
October 31, 2006

Q

BY-LAW NO. _____

**A By-law to amend Street Name By-law No. 4054
regarding certain further streets in Southeast False Creek**

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

1. Council amends By-law No. 4054 by assigning the name "Salt Street" to that street outlined in thick black on the plan marginally numbered LF 11846 attached to and forming part of this By-law, and the "Official Street Name Map of the City of Vancouver", which is the plan marginally numbered L325 attached to and forming part of By-law No. 4054, by adding to it "Salt Street" located as shown on the plan marginally numbered LF 11846.
2. Council amends By-law No. 4054 by assigning the name "Walter Hardwick Avenue" to that street outlined in thick black on the plan marginally numbered LF 11846 attached to and forming part of this By-law, and the "Official Street Name Map of the City of Vancouver", which is the plan marginally numbered L325 attached to and forming part of By-law No. 4054, by adding to it "Walter Hardwick Avenue" located as shown on the plan marginally numbered LF 11846.
3. Council amends By-law No. 4054 by assigning the name "Athletes Way" to that street outlined in thick black on the plan marginally numbered LF 11846 attached to and forming part of this By-law, and the "Official Street Name Map of the City of Vancouver", which is the plan marginally numbered L325 attached to and forming part of By-law No. 4054, by adding to it "Athletes Way" located as shown on the plan marginally numbered LF 11846.
4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2006

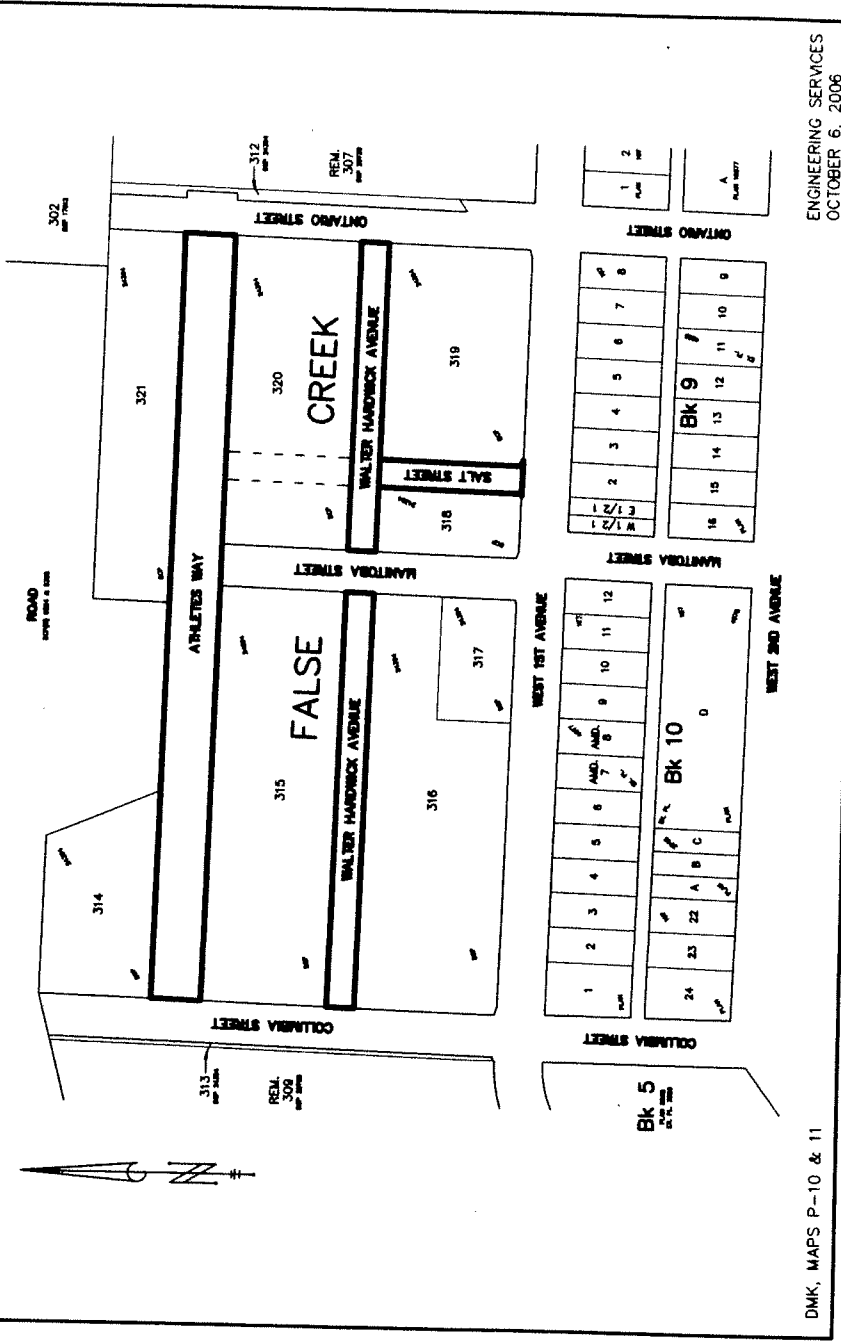
Mayor

City Clerk

LF 11846

**PLAN TO ACCOMPANY A BY-LAW TO
AMEND STREET NAME BY-LAW No. 4054.**

NOT TO SCALE



DMK, MAPS P-10 & 11

ENGINEERING SERVICES
OCTOBER 6, 2006

LF 11846

EXPLANATION**Heritage Designation By-law
re 5707 Balaclava Street**

After the public hearing on April 18, 2006, Council approved a recommendation to designate a building at 5707 Balaclava Street as protected heritage property. Enactment of the attached by-law will achieve the designation.

Director of Legal Services
October 31, 2006

5707 Balaclava Street



BY-LAW NO. _____

**A By-law to designate certain real property
as protected heritage property**

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

1. Council considers that the real property described as:

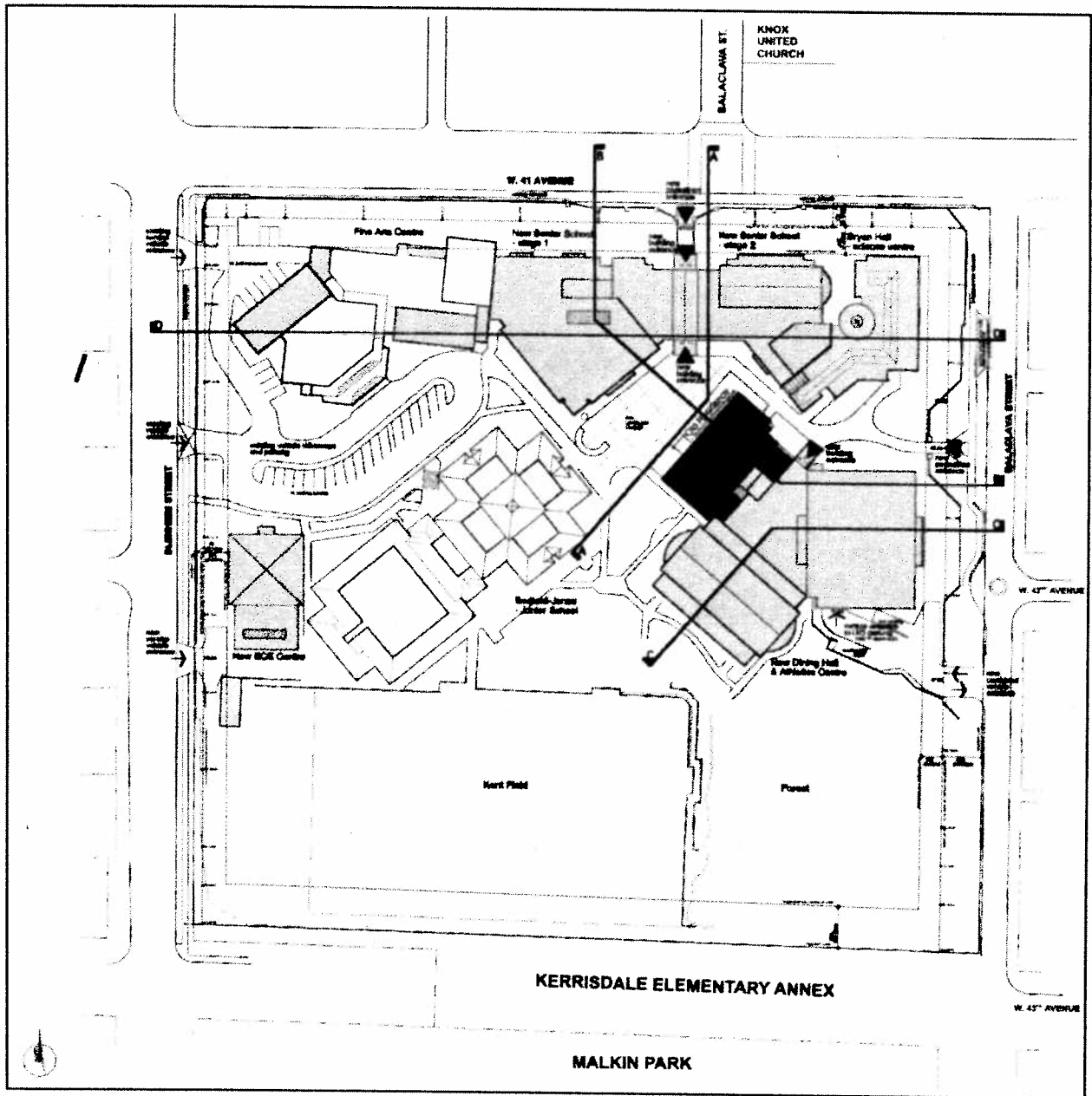
Structure and exterior envelope of the improvements and exterior building materials of one particular building on the real property known as the "Old Residence at Crofton House School", described in the plan attached as Schedule A to this By-law, including certain interior features described as the ballroom and curved foyer staircase

5707 Balaclava Street,
Vancouver, BC

PID: 017-939-941
Lot C
Block R
District Lot 321
Plan LMP6571

has heritage value or heritage character, and that its designation as protected heritage property is necessary or desirable for its conservation.

SCHEDULE A
ATTACH PLAN OF OLD RESIDENCE



EXPLANATION

A By-law to approve a standard form of encroachment agreement between the city and Vancouver Convention Centre Expansion Project Ltd. regarding certain encroachments on, over, or under certain streets and statutory rights of way owned by the city

At the Council meeting on October 31, 2006, Council resolved to enact the captioned by-law to approve a standard format for encroachment agreements in connection with the expansion of VCC.

Director of Legal Services
October 31, 2006



BY-LAW NO. _____

A By-law to approve a standard form of encroachment agreement between the city and Vancouver Convention Centre Expansion Project Ltd. regarding certain encroachments on, over, or under certain streets and statutory rights of way owned by the city

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

1. In connection with the expansion of the Vancouver Convention and Exhibition Centre on PID: 025-522-281 Parcel D and PID: 025-522-299 Parcel E, both of the Public Harbour of Burrard Inlet, New Westminster District, Plan BCP1698, and adjacent lands, and any encroachments on, over, or under city streets or statutory rights of way needed by Vancouver Convention Centre Expansion Project Ltd. in connection with such expansion, Council approves a standard form of encroachment agreement between the City and Vancouver Convention Centre Expansion Project Ltd., substantially on the terms and conditions of the agreement attached as Schedule A to, and forming part of, this By-law.
2. Council authorizes the Director of Legal Services, on behalf of the city, to execute and deliver to Vancouver Convention Centre Expansion Project Ltd. encroachment agreements in the standard form referred to in section 1 of this By-law that are satisfactory to the General Manager of Engineering Services and Director of Legal Services.
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 _____, 2006

Mayor

City Clerk

Schedule A

LAND TITLE ACT
FORM C
(Section 233)
Province of British Columbia

GENERAL INSTRUMENT - PART 1 (This area for Land Title Office Use) Page 1 of pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

Jim Blair
City of Vancouver Law Department
453 West 12th Avenue
Vancouver, B.C., V5Y 1V4
Phone 873-7514 (BTQ/) Client No. 10647

Signature of Agent

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND: *
(PID) (LEGAL DESCRIPTION)

3. NATURE OF INTEREST: *
DESCRIPTION

DOCUMENT REFERENCE
(page and paragraph)

PERSON ENTITLED TO
INTEREST

SEE SCHEDULE

4. TERMS: Part 2 of this instrument consists of (select one only)

- (a) Filed Standard Charge Terms [] D.F. No.
(b) Express Charge Terms [xx] Annexed as Part 2
(c) Release [] There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharge as a charge on the land described in Item 2.

5. TRANSFEROR(S)/CHARGEHOLDER(S): *

6. TRANSFEREE(S): * (including postal address(es) and postal code(s)) *

CITY OF VANCOUVER, a municipal corporation, 453 West 12th Avenue,
Vancouver, B.C., V5Y 1V4

7. ADDITIONAL OR MODIFIED TERMS: *

N/A

8. EXECUTION(S):** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

		Execution Date				
Officer Signature(s)		Y	M	D	Party(ies) Signature(s)	
_____		06			by its authorized signatories:	
(Solicitor) as to both signatures					_____	
_____		06			_____	
					Signature and Print Name	
_____					_____	
					Print Name	

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

** If space insufficient, continue executions on additional page(s) in Form D.

LAND TITLE ACT
FORM E
SCHEDULE

Enter the Required Information in the Same Order as the Information Must Appear on the Freehold Transfer Form, Mortgage Form or General Document Form.

3. NATURE OF INTEREST

DESCRIPTION	DOCUMENT REFERENCE (page and paragraph)	PERSON ENTITLED TO INTEREST
Easement and Indemnity Agreement	Entire Instrument Pages __ to __	Transferee
Priority Agreement granting the above Easement and Indemnity Agreement priority over Mortgage _____ and Assignment of Rents _____	Page __	Transferee
Statutory Right of Way	Page __ Paragraph __	Transferee
Priority Agreement granting the above Statutory Right of Way priority over Mortgage _____ and Assignment of Rents _____	Page __	Transferee

TERMS OF INSTRUMENT - PART 2
ENCROACHMENT AGREEMENT
VANCOUVER CONVENTION CENTRE EXPANSION PROJECT

WHEREAS:

- A. The Transferor, Vancouver Convention Centre Expansion Project Ltd., hereinafter is called the "Owner";
- B. The Transferee, CITY OF VANCOUVER, hereinafter is called the "City" where referred to as the municipal corporation and the "City of Vancouver" where referred to as the geographical area;
- C. The Owner is the registered owner of lands and premises in the City of Vancouver, Province of British Columbia, with the legal description:
- Parcel Identifier:
Lot
- (hereinafter called the "Lands");
- D. The Owner, under Development Permit Application _____ has applied to the City for permission to construct the Vancouver Convention Centre Expansion Project (the "Project"); and
- E. The Owner has requested the City's permission to construct and maintain certain encroachments on City street/City statutory right of way related to the Project; and
- F. The City has agreed to permit the encroachment, subject to the provisions of the City's Encroachment By-law (the "Encroachment By-law") and the provisions of this agreement.

THEREFORE for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agreed to and accepted, the parties agree as follows:

Encroachment

1. The Owner, at its expense, is hereby permitted to construct, keep and maintain on City street appurtenant to the Lands certain encroachments consisting of _____ (the "Encroachment") encroaching onto _____ as shown on the plan annexed to this Agreement as Schedule "A" (the "Encroachment Area").
2. The Owner will not be required to pay annual fees in respect of the Encroachment for so long as the Project is, in the sole opinion of the City Engineer, used primarily as a convention and exhibition centre.

3. The Owner, solely at its expense, once the Encroachment has been installed, will immediately cause a survey plan, satisfactory to the City Surveyor, to be prepared by a BC Land Surveyor showing its exact location, "as-built", in relation to the Encroachment Area and forthwith deliver four (4) copies of the survey plan to the City Surveyor. If such survey shows that the Encroachment as built or any portion of it is located outside of the Encroachment Area, the Owner, solely at its expense, will immediately execute a modification or replacement of this Agreement drawn to the City's satisfaction to account for the actual location of the as-built Encroachment.

4. If the Encroachment is not completely and fully installed as contemplated hereby within 36 months of the date of registration of this agreement on title to the Lands, then this agreement and the permission granted to the Owner hereby to install and maintain the Encroachment on City street appurtenant to the Lands will terminate immediately without notice to any party hereto, and the City at anytime thereafter, at the Owner's request and expense, will release and discharge the charges contained herein from title to the Lands, unless the City at the Owner's request expressly consents in writing to extend the time during which the Owner may install the Encroachment, in which case this paragraph will apply to the extended period of time so consented to.

5. The Owner, at its expense, will maintain the Encroachment in good and sufficient repair at all times, to the satisfaction of the City Engineer, except that the Owner will not excavate on City street or in any way change the Encroachment so as to enlarge or alter the Encroachment Area without the prior written consent of the City Engineer.

6. Within six months of any termination of this agreement or by such other time as the City may require upon any termination of this agreement, the Owner, at its expense, will remove the Encroachment from City street and repair any related damage to any City property and any other property for which the City is responsible and restore the Encroachment Area to the satisfaction of the City Engineer.

7. If at any time after this agreement is registered at the Land Title Office, and following construction or installation of the Encroachment, there is any construction on the Lands affecting the Encroachment, the Owner, at its expense, once such construction is substantially complete, will immediately arrange for a B.C. Land Surveyor to carry out a survey regarding and prepare and deliver to the City, to the satisfaction of the City Surveyor, a survey plan showing the location of the Encroachment. If such survey plan shows the Encroachment or any or any parts of them to be located outside the encroachment area shown on the plan annexed hereto, the Owner, at the option of the City Engineer, will forthwith immediately cause a revised survey plan in respect thereof to be prepared in accordance with this paragraph and the Owner will execute forthwith upon the City's request a modification or replacement of this agreement in form satisfactory to the City's Director of Legal Services so as to take into account any such change in the location or extent of encroachment.

8. Before at any time commencing any modifications or repairs to or removing the Encroachment, or any or any parts of them, the Owner will obtain any permits and licenses required in respect thereof pursuant to the Encroachment By-law and any other City by-law and will pay any inspection, licence and permit fees required in respect thereof.

9. If at any time hereafter the Encroachment or any of them are in any way removed from City street, and not replaced, then within six months after such removal, or by such other time as the City may require, the Owner at its expense will repair and restore the Encroachment Area to the extent affected by the presence of the Encroachment to the satisfaction of the City Engineer.

10. In the event that the construction, maintenance, use and/or removal of the Encroachment makes necessary any change or alteration to any meter, water-service, sewer or other public works or utilities in the vicinity of the Lands, the Owner will reimburse the City the full amount of any expenses the City may incur in making such alterations or changes as may be deemed necessary by the City Engineer.

Statutory Right of Way

11. The Owner hereby grants to the City pursuant to Section.218 of the *Land Title Act*, the full, free and uninterrupted right, liberty, easement and statutory right of way, charging the Lands, to enter upon those portions of the Lands the City Engineer considers necessary, with or without men, tools and equipment and supplies in order to inspect the Encroachment or to carry out any obligations of the Owner in this agreement that the Owner fails to fulfill, observe or perform to the satisfaction of the City Engineer. This statutory right of way is necessary for the operation and maintenance of the City's undertaking.

Amounts Owing to City

12. If the Owner fails to carry out its obligations under the terms of this agreement or any of them, the City may, but will not be obligated to, remedy the default, and the Owner will pay to the City the amounts of any costs the City might thereby incur from time to time, plus a reasonable sum (not greater than twenty percent (20%) of such costs) as a surcharge for the City's overhead, forthwith after the City delivers to the Owner a written request for payment thereof.

13. If the Owner fails to pay to the City any amounts it is required to pay to it pursuant to this agreement within thirty (30) days after the City delivers to the Owner a written request for payment thereof, such amounts will be considered to be in arrears and thereafter will bear interest at the rate of three percent (3%) per annum above the "Prime Rate" (hereinafter defined), calculated monthly not in advance, from the date due until paid. In this clause, "Prime Rate" means the floating annual percentage rate of interest as established from time to time by the Bank of Montreal, 595 Burrard Street, Vancouver, British Columbia, as the base rate that will be used to determine the rates of interest charged by it for Canadian dollar loans to customers in Canada and designated by the Bank of Montreal as the prime rate; provided that if a court declares or holds the Prime Rate to be void or unenforceable for any reason including uncertainty, then the rate of interest payable on amounts in arrears hereunder will be eighteen percent (18%) per annum calculated monthly not in advance, from the date due until paid.

Termination by City

14. The City, in its sole discretion, may terminate this agreement if, following completion of construction, commissioning and public opening of the Project (and except during the currency of any activities related to the 2010 Olympic and Paralympic Winter Games) in the sole opinion of the City Engineer, the Project is not used primarily as a convention and exhibition centre.

General

15. This agreement is entered into pursuant and subject to and the Owner at all times during the existence of this agreement and the Encroachment will comply with the provisions of the Encroachment By-law and all other City by-laws applicable to the Encroachment, and if the Owner fails to comply with the provisions of any such by-laws or this agreement, all rights of the Owner hereunder will thereupon terminate. Nevertheless, the City will be entitled to proceed with the enforcement of any security or indemnity herein provided, or upon any bond or otherwise in satisfaction of any claim, loss or expenses of any kind arising under this agreement or from the permissions granted hereby.

16. No provision of this agreement and no act or omission or finding of negligence, whether joint or several, as against the City, in favour of any third party, will operate to relieve, or be deemed to relieve, the Owner in any manner whatsoever from any liability to the City under this agreement or under the provisions of the *Vancouver Charter*, and amendments thereto.

17. This agreement will not in any way operate to restrict the right of the City at any time to alter, whether by widening the roadway or boulevard, or by raising or lowering the elevation of the street abutting or adjoining the Lands, and notwithstanding that the effect of such alteration in width and/or elevation may be to render the Encroachment useless for the purposes of the Owner; and the Owner covenants that, in the event of the City effecting any such alteration as aforesaid in the width and/or elevation of the said street, it will release and forever discharge, and hereby releases and forever discharges, the City from all manner of claims of any nature whatsoever, which may arise by reason of such alteration in width and/or elevation as aforesaid, or by reason of the discontinuance and removal of the Encroachment, as a result of such alteration in width and/or elevation.

18. Words used herein in singular or plural form and pronouns used in masculine, feminine or a neutral form will include within their meanings herein any other such forms as the context may require.

19. Any covenant, agreement, condition or proviso made herein by two (2) or more persons will be construed to be made jointly and severally.

20. The Owner will do or cause to be done all acts and things and execute all documents as are necessary to ensure that this agreement is registered in the Land Title Office against title to the Lands, with priority over all other charges and encumbrances registered against title to the Lands as the City might require.

21. This agreement and the interests granted hereby will run with the Lands, and the term "Owner" as used herein means the registered owner of the Lands.

22. This agreement will enure to the benefit of and be binding upon the parties hereto and their successors and assigns, provided however, the Owner will not be liable for breaches or non-observance or non-performance of covenants herein occurring after it has ceased to be the registered owner of the Lands.

23. Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or limit or otherwise affect the City's rights, powers, duties or obligations under the *Vancouver Charter*, S.B.C. 1953, Ch. 55 or any other legislation.

IN WITNESS WHEREOF the parties have executed this agreement by signing the General Instrument - Part I attached hereto.

PRIORITY AGREEMENT

MEMORANDUM AS TO ENCUMBRANCES, LIENS AND INTERESTS

Holder of Mortgage _____ (the "Chargeholder")
 and Assignment of Rents _____ (together the "Charge")
 charging _____ (the "Lands")

For One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder, the Chargeholder, being the holder of the Charge, hereby consents to the granting of the Easement and Indemnity Agreement, Statutory Right of Way and Equitable Charge (the "Encumbrances") which are contained in the attached agreement, and consents and agrees that the Encumbrances shall be binding upon the Chargeholder's interest in or charge upon the Lands and shall be encumbrances upon the Lands in priority to the Charge in the same manner and to the same effect as if the Encumbrances had been granted and registered against title to the Lands prior to the dating, execution and registration of the Charge and the advance of any monies thereunder.

IN WITNESS WHEREOF the Chargeholder has executed this priority agreement by causing its proper officers to sign the General Instrument - Part 1 attached hereto.

Attach the plan.

END OF DOCUMENT