

EXPLANATION**2007 Taxation Exemption By-law
Seniors Housing**

On February 23, 1995, Council approved permissive property tax exemptions for certain seniors housing properties, as described in a policy report dated February 1, 1995, and instructed the Director of Legal Services “to submit annual exempting by-laws in that regard, with the by-laws reflecting any changes in property status from the previous year”. The Director of Finance has requested the attached By-law.

Director of Legal Services
December 12, 2006

BY-LAW NO. _____

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

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

1. Pursuant to section 396(1)(g) of the *Vancouver Charter*, Council exempts from real property taxation for the year 2007 the following lands and improvements:

Name and Address No. Assessment Roll No. Legal Description

HFBC Housing Foundation 206-2590 Granville St Vancouver V6H 3H1	002-638-077-07-0000	Lot D, Block 221, District Lot 526 Plan 13958
HFBC Housing Foundation 206-2590 Granville St Vancouver V6H 3H1	002-648-078-05-0000	Lots 19 and 20, Block 302, District Lot 526 Plan 1058
Calling Foundation 140-8737 212 Street Langley V1M 2C8	004-710-072-06-0000	Lot A (Explanatory Plan 7180), Block J District Lot 2027, Plan 5702
Anglican Homes Diocese of New Westminster 2751 West King Edward Ave Vancouver V6L 1T8	004-710-072-05-0000	Lot E, Block G, District Lot 2027, Plan 16624
City of Vancouver 453 West 12 th Ave Vancouver V5Y 1V4	002-634-095-52-0000	Lots 8 to 11, Block 216 District Lot 526, Plan 590
Soroptimist Club of Vancouver BC c/o Leona Griffin 7437 Moffat Rd., Suite 113 Richmond V6Y 1X9	007-683-165-54-0000	Lot A of Lot 5, Block 440, District Lot 526 Plan 5484
Baptist Housing Society of BC 125 6165 highway 17 Delta V4K 5B8	013-654-184-74-0000	Lots 4 and 5 and 6, Block 32, District Lot 302, Plan 198

Vancouver Kiwanis Senior Citizens Housing Society P O Box 3022 Stn Terminal Vancouver V6B 3X5	012-125-832-84-0000	Lot B, Block E, District Lot 318, Plan 13136
The V E L Housing Society 1717 Adanac Street, Ste 101 Vancouver V5L 4Y9	014-577-259-06-0000	Lots 1-3, Block 20, District Lot 184, Plan 178
Christ Church of China 300 East Pender Street Vancouver V6A 1T9	013-192-592-04-0000	Lot A, Block 122, District lot 196, Plan 13208
Chau Luen Kon Sol Society of Vancouver 325 Keefer Street Vancouver V6A 1X9	013-192-592-92-0000	Lot B, Block 122, District Lot 196, Plan 13208
The V E L Housing Society 101 - 1717 Adanac Street Vancouver V5L 4Y9	014-596-250-04-0000	Lot E of Lot 8 Block D, District Lot 183, Plan 6254
The Baptist Housing Society of BC 125 6165 Highway 17 Delta V4K 5B8	014-631-232-04-0000	Lot 2, Block 71, District Lot 264A, Plan 11322, but not including the land and improvements used and assessed for utility purposes.
HFBC Housing Foundation 206-2590 Granville Street Vancouver V6H 3H1	014-641-234-20-0000	Lot 11, Except part in Explanatory Plan 17049, of the north 1/2 of Lot B, Block 154, District Lot 264A, Plans 1141 and 1771
Mount Pleasant Housing Society 325 6 th Avenue East, Suite 401 Vancouver V5T 1J9	013-645-194-47-0000	Lot C, Block 28, District Lot 200A, Plan 197(Explanatory Plan 9473)

HFBC Housing Foundation 206-2590 Granville Street Vancouver V6H 3H1	014-665-230-68-0000	Lot 30 of Lot D, Block 160, District Lot 264A, Plan 10940
HFBC Housing Foundation 206-2590 Granville Street Vancouver V6H 3H1	014-670-230-83-0000	Lot 28 of Lot D, Block 160, District Lot 264A, Plan 10940
HFBC Housing Foundation 206-2590 Granville Street Vancouver V6H 3H1	014-670-230-89-0000	Lot 29 of Lot D, Block 160, District Lot 264A, Plan 10940
HFBC Housing Foundation 206-2590 Granville Street Vancouver V6H 3H1	014-683-280-82-0000	Lot F, Block 171, District Lot 264A, Plan 13858
New Chelsea Society 101 - 3640 Victoria Drive Vancouver V5N 5P1	014-270-670-95-0000	Lot 1 of Lot B, Block 166, District Lot 264A, Plan 8570
New Chelsea Society 101 - 3640 Victoria Drive Vancouver V5N 5P1	014-693-253-64-0000	Lot 1, Blocks D and 13, Plan 13938, District Lot 195, Except Firstly part in SRW Plan 17162 and Secondly Portion in BCP10046
Mennonite Senior Citizens Society of British Columbia 1750 East 41 st Avenue Vancouver V5P 4N5	019-755-237-51-0000	Lot A, Blocks 1 and 2, District Lot 717, Plan 14859
South Amherst Housing Society c/o Atira Property Management 120 Columbia Street Vancouver V6A 3Z8	025-244-805-96-0000	Lot 8, Block 2, Fraserview, Plan 8393
HFBC Housing Foundation 206-2590 Granville Street Vancouver V6H 3H1	023-722-283-48-0000	Lot B, District Lot 37, Plan LMP16032
Columbus Charities Association 5233 Joyce Street, Suite 407 Vancouver V5R 4G9	023-306-720-45-0000	Lot 2, Blocks 69, 70 and 155 to 157, District Lot 37, Plan 13188

Odd Fellows Low Rental Housing Society 3595 Kingsway Vancouver V5R 5L9	023-318-725-95-0000	Lot 26, Blocks 3 and 4, District Lot 49, Plan 12672
The Baptist Housing Society of BC 125 6165 Highway 17 Delta V4K 5B8	024-765-266-06-0000	Lot A, Block 3, District Lot 336, Plan LMP42065
Ukranian Senior Citizens Housing Society 7007 Kerr Street Vancouver V5S 3E2	025-300-810-95-0000	Lot 3 of Lot A, Block 71, Fraserview, Plan 11199
Vancouver Kiwanis Senior Citizens Housing Society P O box 3022 Stn Terminal Vancouver V6B 3X5	025-300-811-05-0000	North 1/2 of Lot 4 of Lot A, Block 71, Fraserview, Plan 11199
M. Kopernik (Nicolaus Copernicus) Foundation 3150 Rosemont Drive Vancouver V5S 2C6	025-817-300-22-0000	The westerly 217 feet only of Lot 44, District Lot 334, Plan 14240, which portion is used as a low rental apartment for seniors & has the civic address of 3132 Rosemont Drive
Finnish Canadian Rest Home Association 2288 Harrison Drive Vancouver V5P 2P6	025-828-258-06-0000	Lot F, Block 24, Fraserview, Plan LMP7749
HFBC Housing Foundation 206-2590 Granville Street Vancouver V6H 3H1	027-605-113-66-0000	Lot 3, Block 58, District Lot 185, Plan 92
Parish of St. Paul Vancouver c/o Colliers Macaulay - R Fram 200 Granville St., Ste 1600 Vancouver V6C 1S4	027-609-117-44-0000	Lots 4 West Half and 5, Block 37, District lot 185, Plan 92

Society for Christian Care of the Elderly 201 - 675 Hastings Street W Vancouver V6B 1N2	027-613-119-54-0000	Lot 2, Block 12, District Lot 185, Plan 14172
Broadway Pentecostal Benevolent Association of British Columbia 2700 East Broadway Vancouver V5M 1Y8	021-650-274-27-0000	Lot D, Block 22, Section 34, North Half, Town of Hastings Suburban Lands, Narrative Plan 15011
Roman Catholic Archbishop of Vancouver 150 Robson Street Vancouver V6B 2A7	013-596-196-49-0000	Lots 19 to 25, Block 85, District Lot 196, Plan 196
Finnish Canadian Rest Home Association 2288 Harrison Drive Vancouver V5P 2P6	025-828-251-94-0000	Lots 12 to 15 and B, Block 23, Fraserview, Plans 20067 and 8574
Beulah Garden Homes Society 3350 East 5 th Avenue Vancouver V5M 1P4	021-634-300-92-0000	Lot A, Section 29 THSL, Plan BCP23618
	021-634-300-52-0000	Lot B, Section 29 THSL, Plan BCP23618
	021-634-300-04-0000	Lot C, Section 29 THSL, Plan BCP23618
Beulah Garden Homes Society 3350 East 5 th Avenue Vancouver V5M 1P4	021-634-300-39-0000	Lot A, Block 91, Section 29, Town of Hastings Suburban Lands, Plan 3672

2. 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**A By-law to create the
East Fraser Lands Official Development Plan**

After the public hearing on November 14, 2006, Council resolved to create an official development plan for East Fraser Lands. The Director of Planning has advised that there are no prior-to conditions, and enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
December 12, 2006

EFL ODP



BY-LAW NO. _____

**A By-law to adopt the
East Fraser Lands Development Plan
as an official development plan**

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

1. Council adopts, as an official development plan, the instrument entitled "East Fraser Lands Official Development Plan" attached to this By-law as Schedule A.
2. Schedule A and its appendices 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 _____, 2006

Mayor

City Clerk

SCHEDULE A

CITY OF VANCOUVER

**EAST FRASER LANDS
OFFICIAL DEVELOPMENT PLAN**

TABLE OF CONTENTS

PREAMBLE

SECTION 1 INTERPRETATION

- 1.1 Definitions
- 1.2 Imported definitions
- 1.3 Incorporation by reference
- 1.4 Table of contents and headings
- 1.5 ODP provisions
- 1.6 Figures
- 1.7 Severability

SECTION 2 URBAN DESIGN PRINCIPLES

- 2.1 Purpose of urban design principles
- 2.2 Urban design principles
 - 2.2.1 Distinct neighbourhoods
 - 2.2.2 Land use and development intensity
 - 2.2.3 High street
 - 2.2.4 Clustered towers
 - 2.2.5 Mixed uses
 - 2.2.6 Mixture of building types and scales
 - 2.2.7 Open space network
 - 2.2.8 Continuous foreshore park
 - 2.2.9 Neighbourhood greens
 - 2.2.10 Public edges for public spaces
 - 2.2.11 High street connectivity
 - 2.2.12 Visual connections
 - 2.2.13 Views
 - 2.2.14 Hierarchy of movement
 - 2.2.15 Rail corridor
 - 2.2.16 Marine Way frontage
 - 2.2.17 Historical patterning

SECTION 3 LAND USE

- 3.1 Objectives
- 3.2 Strategy
- 3.3 Density
- 3.4 Land use conditions

- 3.5 Specific land uses
 - 3.5.1 Dwelling uses
 - 3.5.2 Retail uses and service uses
 - 3.5.3 Flex uses
 - 3.5.4 Light industrial live-work uses
 - 3.5.5 School uses
 - 3.5.6 Community facility uses
 - 3.5.7 Parks and public open spaces
 - 3.5.8 Interim land uses

SECTION 4 DEVELOPMENT PATTERNS AND PRINCIPLES

- 4.1 Purpose of development patterns and principles
- 4.2 Central neighbourhood
 - 4.2.1 Heart of EFL
 - 4.2.2 Urban scale and character
 - 4.2.3 Shops
 - 4.2.4 Community centre and child care facility
 - 4.2.5 Community facilities as anchors
 - 4.2.6 Retail frontages
 - 4.2.7 High street
 - 4.2.8 Urban open spaces and gathering places
 - 4.2.9 Transit services
 - 4.2.10 Crescent street
 - 4.2.11 Gateway sites
 - 4.2.12 Tower forms
 - 4.2.13 Building heights
- 4.3 Western neighbourhood
 - 4.3.1 Land use and built form
 - 4.3.2 Linear park and pedestrian connection
 - 4.3.3 Configuration of rowhouses
 - 4.3.4 Building heights
- 4.4 Eastern neighbourhood
 - 4.4.1 Land use
 - 4.4.2 Organization around neighbourhood green
 - 4.4.3 Definition of open space
 - 4.4.4 Triangle site
 - 4.4.5 Building heights
- 4.5 Built form
 - 4.5.1 Richly scaled system of blocks and buildings
 - 4.5.2 Public realm definition and animation
 - 4.5.3 Park corridor massing
 - 4.5.4 Riverfront massing
 - 4.5.5 Marking of central neighbourhood
 - 4.5.6 Tower considerations
 - 4.5.7 Public realm
 - 4.5.8 Views
 - 4.5.9 Parking

- 4.6 Movement
 - 4.6.1 Pedestrians
 - 4.6.2 Bikeways and greenways
 - 4.6.3 Universal design
 - 4.6.4 Transit
 - 4.6.5 Street network
 - 4.6.6 Servicing
 - 4.6.7 Parking levels
 - 4.6.8 Off-street parking

SECTION 5 SUSTAINABILITY STRATEGIES

- 5.1 Environmental sustainability
 - 5.1.1 Green buildings
 - 5.1.2 Energy
 - 5.1.3 Water
 - 5.1.4 Rain water management
 - 5.1.5 Ecology
 - 5.1.6 Solid waste and recycling
 - 5.1.7 Transportation demand management
 - 5.1.8 Light pollution
- 5.2 Social sustainability
 - 5.2.1 Diverse and affordable housing
 - 5.2.2 Education
 - 5.2.3 Health and social facilities
 - 5.2.4 Child care
 - 5.2.5 Recreation
 - 5.2.6 Urban agriculture
 - 5.2.7 Crime prevention
 - 5.2.8 Universal design
 - 5.2.9 History and continuity
 - 5.2.10 Community networks and organizations
 - 5.2.11 Community involvement
- 5.3 Economic sustainability
 - 5.3.1 Local business and job opportunities
 - 5.3.2 Construction
 - 5.3.3 Local self-reliance

SECTION 6 DEVELOPMENT PHASING

- 6.1 Introduction
- 6.2 Objectives of phasing strategy
- 6.3 Areas
 - 6.3.1 Area 1
 - 6.3.2 Area 2
 - 6.3.3 Area 3
 - 6.3.4 Area 4
 - 6.3.5 Area 5
 - 6.3.6 Area 6

SECTION 7 FIGURES

- Figure 1: East Fraser Lands ODP Boundaries
- Figure 2: Illustrative plan
- Figure 3: Areas
- Figure 4: Dwelling uses
- Figure 5: Retail, service, flex and light industrial live-work uses
- Figure 6: Cultural, recreational, and school uses
- Figure 7: Parks and open space
- Figure 8: Maximum building heights
- Figure 9: Optimum building heights
- Figure 10: Public views
- Figure 11: Pedestrian routes
- Figure 12: Cycle routes
- Figure 13: Transit
- Figure 14: Street network
- Figure 15: Rain water management
- Figure 16: Foreshore concept

APPENDICES

- Appendix A - Rail corridor legal descriptions

**EAST FRASER LANDS
OFFICIAL DEVELOPMENT PLAN**

PREAMBLE

**VISION FOR A SUSTAINABLE URBAN NEIGHBOURHOOD
IN EAST FRASER LANDS**

EFL description

EFL lies in the southeast corner of Vancouver on the Fraser River, and includes the land between Kerr Street and Boundary Road south of Marine Way and a triangle shaped site north of Marine Way at Boundary Road. The rail corridor divides EFL into north and south sections. The Canadian White Pine sawmill used the land south of the rail corridor until the mill closed in 2001. This site is now vacant. Most of the land north of the rail corridor is also vacant, and covered with recent second growth bush. Industrial and storage uses occupy various small parcels, and the rail corridor accommodates rail use. The current zoning for most of the land is industrial M2 and M1-B.

EFL context

Along the river immediately to the west of Kerr Street is West Fraserlands, a residential neighbourhood built in the 1980's and 1990's. Overlooking EFL from the uplands north of Marine Way is the Champlain Heights neighbourhood, developed in the 1970's and 1980's, and Everett Crowley Park which includes trails and naturalised woodland. To the east of EFL across Boundary Road is Burnaby Business Park, which contains a mixture of light industrial and office uses.

Policy origins

The city's Industrial Lands Strategy (1995) stated that, if the sawmill ceased operations, the city should re-evaluate the future of EFL. Building on this policy direction, the Community Vision for Victoria-Fraserview/Killarney, adopted by Council in January 2002, stated that, if the sawmill closed, the city "should initiate a major study of future uses of this area which should include consideration of a range of housing options including rowhouses, townhouses and apartments along with required park space, waterfront walkways, schools and other public facilities and services required for the future population".

Policy process

In May 2002, following the sawmill closure, Council instructed staff to discuss with land owners and the local community future development possibilities, to assess appropriate development forms, and to report back to Council with a policy statement for EFL.

Policy statement

In December 2004, Council adopted the East Fraserlands Policy Statement, which provides a framework for the creation of a complete and sustainable new community comprising a variety of housing opportunities together with a range of supporting facilities and amenities. The East Fraserlands Policy Statement establishes principles and objectives relating to land use, transportation, development density, sustainability, urban design, and community amenities. In doing so, it provides a policy framework and direction for this ODP.

ODP objectives

The objectives of this ODP are to:

- Embrace and refine the vision for EFL outlined in the East Fraserlands Policy Statement.
- Establish a foundation of planning, urban design, development, and sustainability principles and strategies to enable the development of EFL as a complete community, and to address land use and density, housing type and tenure, community amenities, access and movement, building form, layout and height, parks and open spaces, sustainability, and development phasing.
- Provide a framework for the creation of policies, zoning and other by-laws, housing programs, public facilities agreements, subdivision plans, servicing agreements, design guidelines, forms of development, development conditions, restrictive covenants, shoreline treatment and configuration, and other instruments, consistent with this ODP, to regulate development.

SECTION 1 INTERPRETATION

Definitions

1.1 In this instrument:

“affordable housing” means dwelling units designed to be affordable to persons who make up a core need household where such persons pay more than 30% of their combined gross annual income to rent an adequate and suitable rental unit, including utilities, to meet the basic housing needs of the household at an average market rent;

“areas”, unless the context otherwise requires, mean areas 1, 2, 3, 4, 5, and 6, as shown on Figure 3;

“avalon park corridor” means that part of EFL more or less as shown on Figure 2;

“crescent street” means that part of EFL more or less as shown on Figure 2;

“EFL” means the land located in the southeast corner of the city on the river:

- (a) shown on Figure 1 in bold black,
- (b) including the lands between Kerr Street and Boundary Road, south of Marine Way, and a triangle site north of Marine Way at Boundary Road, and
- (c) consisting of approximately 52 hectares;

“flex uses” mean the uses set out in section 3.5.3(b);

“high street” means that part of EFL more or less as shown on Figure 2;

“kinross park corridor” means that part of EFL more or less as shown on Figure 2;

“ODP” means this instrument, being the official development plan for EFL;

“rail corridor” means the parcels of land within EFL, and described in Appendix A;

“town square” means that part of EFL more or less as shown on Figure 2;

“triangle site” means that part of EFL more or less as shown on Figure 2;

“river” means the Fraser River; and

“waterfront plaza” means that part of EFL more or less as shown on Figure 2.

Imported definitions

1.2 Except for the definitions set out in section 1.1, the definitions in section 2 of the Zoning and Development By-law apply to this ODP.

Incorporation by reference

1.3 This ODP incorporates by reference all policies and guidelines referred to herein.

Table of contents and headings

1.4 The table of contents and headings in this ODP are for convenient reference only, and are not for use in interpreting or enforcing this ODP.

ODP provisions

1.5 The provisions of this ODP apply to the whole of EFL, and to development of the whole of EFL, unless the ODP states expressly that a provision applies to a particular area.

Figures

1.6 The figures in this ODP are by way of illustration only.

Severability

1.7 A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

SECTION 2 URBAN DESIGN PRINCIPLES

Purpose of urban design principles

2.1 The purpose of the urban design principles set out in this Section 2 is to establish:

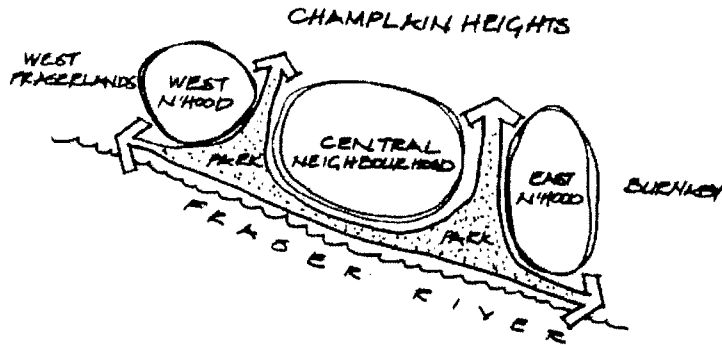
- (a) the overall vision of a complete, sustainable community, rooted in the site's natural characteristics and complementary to the qualities of the adjacent, existing communities; and
- (b) an urban design framework to govern more detailed planning and design at the various stages of development.

Urban design principles

2.2 The following major principles are to govern development:

Distinct neighbourhoods

2.2.1 EFL is to consist of three distinct neighbourhoods defined by park corridors connecting new and existing communities to each other and to the river.

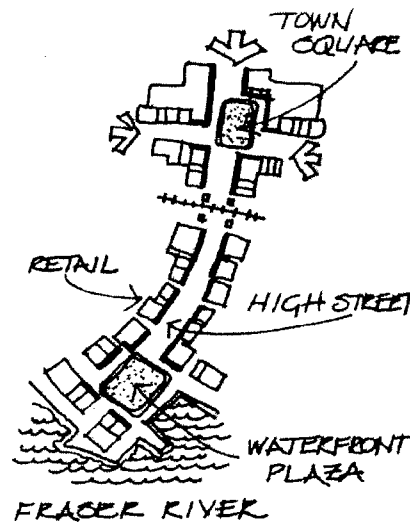


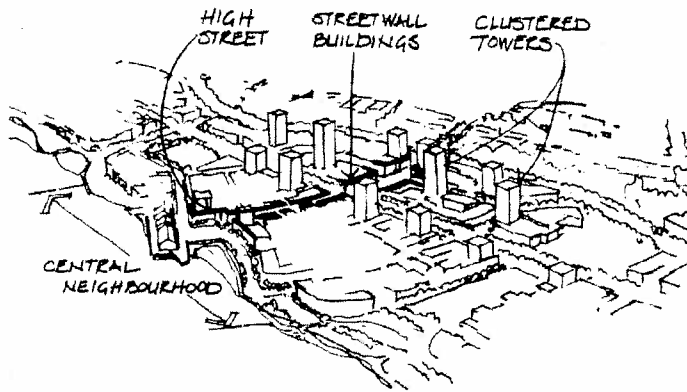
Land use and development intensity

2.2.2 Development intensity is to increase gradually towards a vibrant central neighbourhood, focussing more people close to shopping, community services, and transit.

High street

2.2.3 A north-south high street with retail frontage is to be the spine of the central neighbourhood, anchored by a town square to the north and a waterfront plaza at the river.



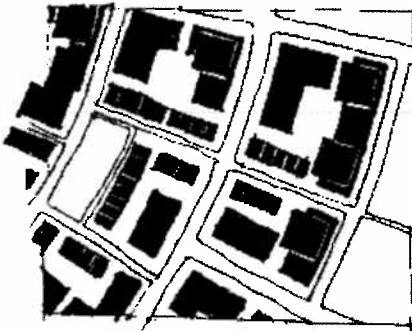
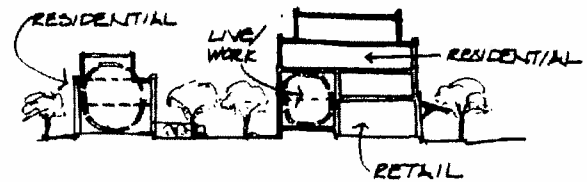


Clustered towers

2.2.4 The central neighbourhood is to include clustered towers, and street wall buildings are to define the pedestrian scale and character of the high street and town square.

Mixed uses

2.2.5 Mixed use buildings and diverse housing types are to be the fundamental building blocks of a walkable, complete community.

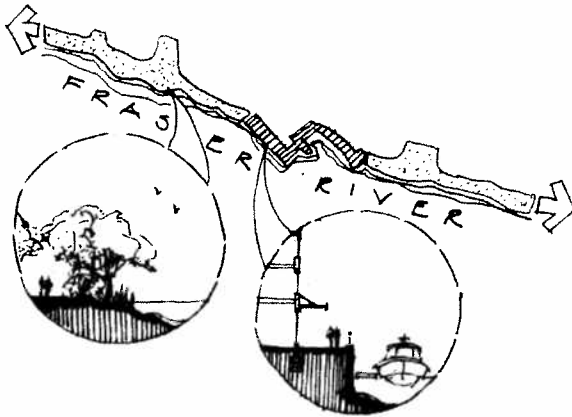
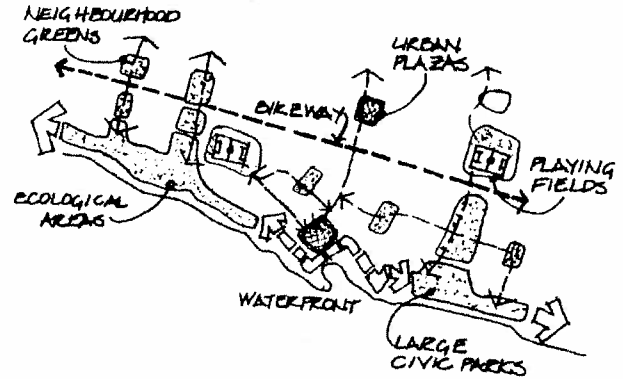


Mixture of building types and scales

2.2.6 A rich mix of building types and scales is to create variety within blocks and neighbourhoods.

Open space network

2.2.7 A diverse and connected open space network is to include urban plazas, large civic parks, active playing fields, ecological spaces, greenways, and neighbourhood greens.

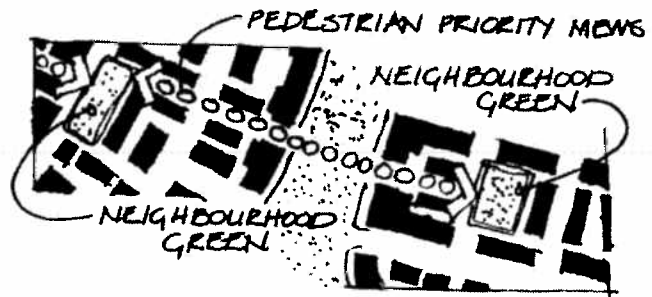


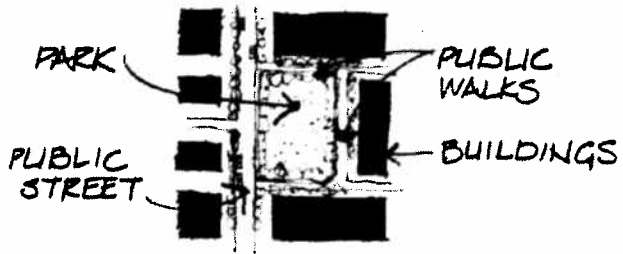
Continuous foreshore park

2.2.8 A continuous public foreshore park and greenway along the length of the site is to provide a variety of experiences from active urban riverfront to tranquil wildlife habitat.

Neighbourhood greens

2.2.9 Development is to include a string of neighbourhood greens, each as a focal point and organizing element in its neighbourhood, connected by a system of pedestrian-priority mews and greenways.



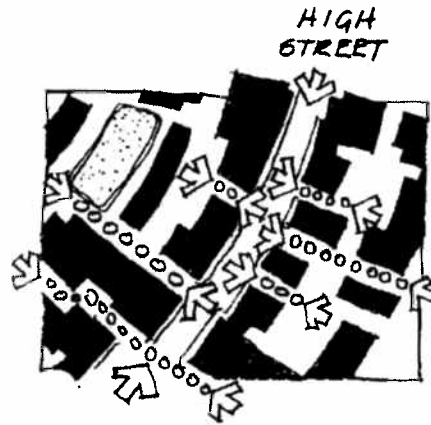


Public edges for public spaces

2.2.10 Buildings are to clearly define parks and open spaces, and public streets or walks are to edge parks.

High street connectivity

2.2.11 A high level of permeability and connectivity is to occur at and to the high street.

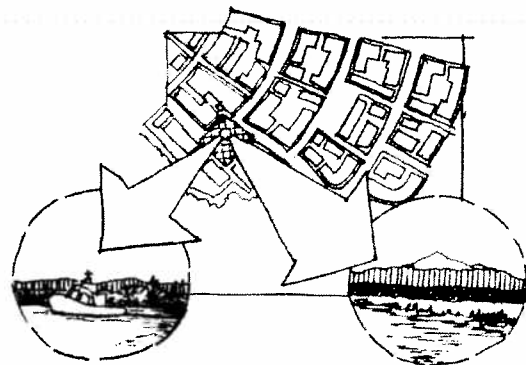


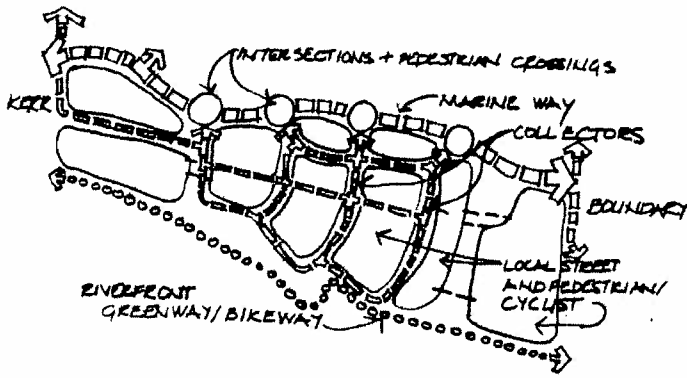
Visual connections

2.2.12 A pedestrian-oriented mews is to visually connect the community centre and elementary school to one another and to the high street.

Views

2.2.13 Views to the river and Mount Baker are to define and orient streets and public spaces.



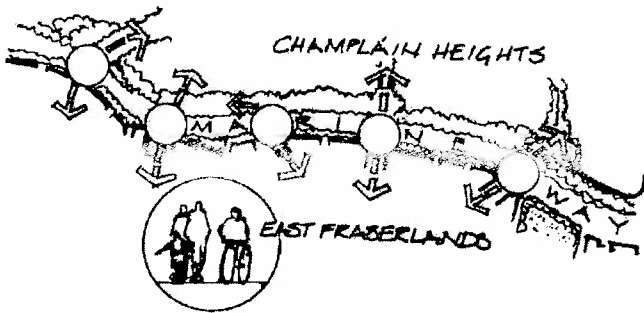
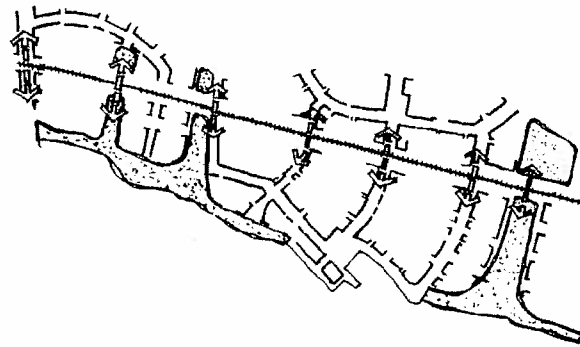


Hierarchy of movement

2.2.14 A clear hierarchy of movement is to emphasize walking, cycling, transit, and goods movement, and to provide for reasonable vehicle access but is to discourage through traffic from short cutting through neighbourhoods.

Rail corridor

2.2.15 The development pattern is to link the urban fabric and movement network on either side of the rail corridor.

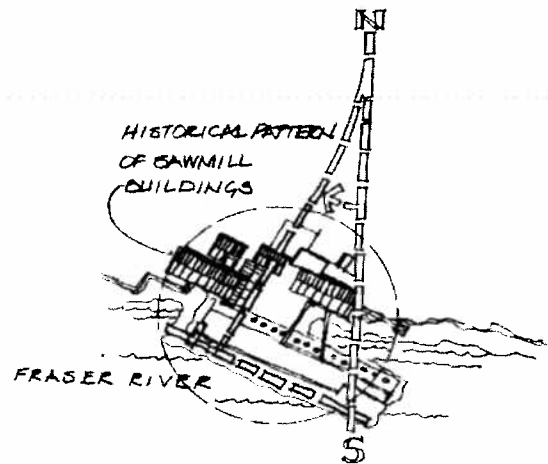


Marine Way frontage

2.2.16 The organization of Marine Way frontage buildings, landscaping, and access is to humanize the street and facilitate pedestrian and cycle connections to Champlain Heights.

Historical patterning

2.2.17 The organization, orientation, and grain of buildings around the waterfront plaza is to recall, as much as possible, the historical patterning of the sawmill buildings and industrial past of EFL.



SECTION 3 LAND USE

Objectives

- 3.1 The major land use objectives of this ODP are to:
- (a) effect a change from largely vacant, brownfield land into a walkable, sustainable, mixed use community; and
 - (b) create a complete community with diverse housing choices, and supporting uses and amenities, that enable residents to live, work, learn, shop, and play within EFL.

Strategy

- 3.2 Figures 4, 5, 6, and 7 illustrate the overall land use strategy for EFL.

Density

- 3.3 The floor area for all uses developed after the date of enactment of this By-law, except public cultural, recreational, and institutional uses, is not to exceed 719 650 m².

Land use conditions

- 3.4 All uses of land in EFL are subject to this ODP, to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, to individual rezonings, and to the conditions set out in any zoning by-law or development permit.

Specific land uses

- 3.5 The only uses permitted in the areas are as follows:

Dwelling uses

- 3.5.1 Dwelling uses are permissible only in the areas, and:
- (a) they are to include a diverse housing mix serving a range of needs;
 - (b) the total floor area for dwelling uses in all areas is not to exceed 671 400 m²;
 - (c) at least 20% of the dwelling units are to be available for affordable housing;
 - (d) the city encourages integration of sites for market housing and affordable housing throughout the areas;
 - (e) at least 35% of the dwelling units are to be suitable for families with children, in accordance with the Guidelines for High-Density Housing for Families with Children adopted by Council on March 24 1992;

- (f) at least 50% of the affordable housing units are to be suitable for families with children, included as part of the overall family housing requirement;
- (g) the city encourages housing forms designed with the flexibility to incorporate defined space for potential rental accommodation within a single dwelling unit, in order to contribute to a wider range of housing options available to low and middle income households, and to accommodate households at different stages of the lifecycle; and
- (h) the residential floor area allowances set out in this section 3.5.1 and in Section 6 are to be subject to review, at the time of each re-zoning, with regard to accomplishing urban design objectives, considerations of liveability for different housing types, and compatibility with adjacent development and the public realm.

Retail uses and service uses

3.5.2 Retail uses and service uses are permissible only in area 1 as part of the mixed use central neighbourhood, and:

- (a) priorities are to include a balanced mix of store types and sizes, and provision for the daily retail and service needs of nearby residents;
- (b) the total floor area for retail uses and service uses is not to exceed 23 350 m²;
- (c) such uses are to include:
 - (i) one anchor grocery store having a floor area not to exceed 3 700 m²,
 - (ii) one other anchor store, separated from the grocery store by a public street, having a floor area not to exceed 2 350 m²,
 - (iii) medium-sized stores, each to consist of approximately 930 m² to 1 500 m², having a total floor area not to exceed 5 600 m², the design and location of which are to support an active high street,
 - (iv) a range of small stores, and
 - (v) pubs, cafés, food services, and restaurants;
- (d) at the time of each re-zoning, if the assessment of urban design objectives for the high street, and the impact of retail uses on the viability of other retail districts in Victoria-Fraserview/Killarney, justify an increase in floor area, Council may consider such an increase, not to exceed 10%, for any use set out in subsection (c)(ii), (iii), (iv), or (v);
- (e) large format ('big box') stores and casinos are not permissible uses;

- (f) as indicated on Figure 5, the concentration of retail uses and service uses is to occur at ground floor level in mixed use buildings along the high street, central portion of the crescent street, and facing the town square and waterfront plaza;
- (g) the design of anchor stores, including entrance locations, and their location at the intersection of the high street and crescent street are to support viable retail and an active high street;
- (h) such uses, and their parking lots, fronting on or accessed directly from Marine Way, are not permissible;
- (i) access to office and other non-retail uses from Marine Way is permissible; and
- (j) except that small, convenience retail stores are permissible in areas 2, 3, and 4, subject to considerations of scale and location at the time of each re-zoning.

Flex uses

3.5.3 As indicated on Figure 5, flex uses are permissible only on lands that adjoin the crescent street and Marine Way in the central neighbourhood in areas 1 and 2, and:

- (a) the intent of allowing flex uses in areas 1 and 2 is to create an active, viable, locally-oriented neighbourhood centre;
- (b) such uses are to include:
 - (i) office uses including a health care facility,
 - (ii) live-work use,
 - (iii) institutional uses,
 - (iv) dwelling uses,
 - (v) those manufacturing, service, transportation, storage, and wholesale uses that are compatible with dwelling uses and that each re-zoning by-law expressly allows; and
 - (vi) retail use accessory to, and in the same building as, a principal use;
- (c) the total floor area for flex uses, except institutional uses, is not to exceed 24 900 m²;
- (d) the floor area for office uses is not to exceed 12 400 m²;

- (e) for the purpose of establishing public amenity requirements within EFL, the present assumption is that the residential and live-work components of flex uses are to be no greater than 16 500 m² but if, at the time of the area 2 re-zoning, such components are greater or smaller than 16 500 m², the public amenity requirements are to undergo adjustment; and
- (f) a review of the size and location of proposed flex uses is to occur at the time of each re-zoning to minimize adverse impacts on dwelling and other uses.

Light industrial live-work uses

3.5.4 In order to facilitate a gradual land use transition between Burnaby Business Park and EFL, light industrial live-work uses, being dwelling units combined with manufacturing, service, transportation, storage, or wholesale uses that are compatible with dwelling uses, are permissible but only in that part of area 4 adjacent to Boundary Road south of the rail corridor as indicated on Figure 5.

School uses

3.5.5 The areas are to include:

- (a) a K-7 elementary school site of at least 0.44 hectares to accommodate the school buildings and grounds, and ancillary functions, except the playing field, located in area 2, as indicated on Figure 6; and
- (b) a secondary school site of at least 0.57 hectares to accommodate the school buildings and grounds, and ancillary functions, except the playing field, located in area 4, as indicated on Figure 6, and except that if, at the time of re-zoning, a review, that includes reference to the Vancouver School Board strategy for the provision of schools in Victoria-Fraserview/Killarney as a whole, determines that a school is not necessary, the site is to be available for affordable housing.

Community facility uses

3.5.6 Community facilities in the areas are to support and complement the other land uses, and:

- (a) are to include:
 - (i) a community centre having a floor area of at least 2 790 m²,
 - (ii) three child care facilities, each consisting of 69 spaces and having an indoor floor area of at least 764 m² and an outdoor floor area of at least 615 m², that comply with the Childcare Design Guidelines adopted by Council on February 4, 2003,
 - (iii) one child care facility consisting of 49 spaces and having an indoor floor area of at least 555 m² and an outdoor floor area of at least 475 m², that complies with the Childcare Design Guidelines adopted by Council on February 4, 2003, and

- (iv) two out-of-school child care centres, each consisting of 125 spaces;
- (b) the city encourages family child care centres, especially those located within affordable housing designed for families;
- (c) Figure 6 indicates general locations for community facilities;
- (d) the applicable re-zonings are to identify specific locations for such community facilities; and
- (e) community facilities, secured to the city's satisfaction for public use and benefit, are to be exempt from the calculation of floor space ratio and site coverage to the extent set out in each re-zoning by-law.

Parks and public open spaces

3.5.7 Development is to include 10.2 hectares of parks and public open spaces in the areas, generally located as indicated on Figure 7, to serve residents, workers and visitors, and to complement the park amenities of adjacent communities, and:

- (a) each applicable re-zoning is to include establishing the boundaries of parks and public open spaces;
- (b) calculation of park space is to include portions occupied by the riverfront greenway and bikeway, constructed inland tidal channels, public piers, the community centre, and the two regulation-sized playing fields;
- (c) calculation of park space is to exclude foreshore lands below the high water mark, except for the channels referred to in subsection (b), school buildings and grounds, boating docks, private residential courtyards, the rail corridor, streets, landscape setbacks, including the Marine Way landscape buffer, and land required to provide access, egress, or servicing to non-park related buildings;
- (d) the kinross park corridor is to include:
 - (i) a watercourse for rain water remediation and habitat creation,
 - (ii) native landscape planting to provide an ecological greenway between the river and Everett Crowley Park via Kinross Ravine Park,
 - (iii) a created freshwater wetland with a surface of at least 1 300 m²,
 - (iv) a seasonal biofiltration wetland, and
 - (v) a sanctuary island reserved for wildlife habitat associated with a tidal channel at the foreshore;

- (e) the avalon park corridor is to include:
 - (i) a watercourse for rain water remediation and habitat creation linked to rain water from Marine Way and run-off from the Avalon Pond in Everett Crowley Park, flowing along the west side of the playing field, through the park, and into the river,
 - (ii) an accessible island for human recreation with a tidal channel at the foreshore, and
 - (iii) a regulation sized, lit, artificial playing field, including a freestanding field house, adjacent to the secondary school site, east of the watercourse,
- (f) the land adjacent to the elementary school site is to include a regulation sized, turf playing field;
- (g) the minimum size of neighbourhood greens is to be 1 000 m²;
- (h) the width of foreshore parks, including a separated greenway and bikeway, is to be at least 15 metres;
- (i) the waterfront greenway and bikeway corridor are to be wide enough to ensure functionality, especially through the central neighbourhood; and
- (j) apart from the requirements of subsections (d), (e), (f), (g) and (h), the design and programming of parks is to occur at the time of each applicable re-zoning.

Interim land uses

3.5.8 As development is to occur over many years, interim land uses that are compatible with adjacent development, are easily removable and of low intensity or low in capital development, do not result in a risk to the public from contaminated soils, and are subject to development permits limited to three years may be permissible in the areas.

SECTION 4 DEVELOPMENT PATTERNS AND PRINCIPLES

Purpose of development patterns and principles

4.1 This Section 4 outlines broad development patterns and principles for EFL and for each neighbourhood in EFL, and are to provide a general framework for more detailed planning and the creation of area specific design guidelines at the time of each re-zoning. Figures 8 and 9 indicate maximum and optimum building heights respectively.

Central neighbourhood

4.2 The kinross park corridor to the west, the avalon park corridor to the east, the river to the south, and Marine Way to the north are to bound the central neighbourhood, and:

Heart of EFL

4.2.1 The mixed use, higher density central neighbourhood is to serve as the heart of EFL, West Fraserlands, and surrounding locales.

Urban scale and character

4.2.2 The central neighbourhood is to be the most urban in scale, form of development, and public realm treatment, including the riverfront edge and foreshore walk.

Shops

4.2.3 The shops, located in mixed use buildings with housing, office, or live-work uses above, are to focus on the high street, central portion of the crescent street, and town square.

Community centre and child care facility

4.2.4 The community centre and associated child care facility are to provide a civic presence, and contribute to an activity node at the southern end of the high street adjacent to the waterfront plaza with its restaurant, café and pub uses, dock structures, and bay.

Community facilities as anchors

4.2.5 The community facilities are to act as civic anchors in the central neighbourhood to complement the commercial activity.

Retail frontages

4.2.6 The high street and town square are to have retail frontages between Marine Way and the waterfront plaza uninterrupted by parking lots or blank walls.

High street

4.2.7 The high street:

- (a) is to encourage pedestrian activity through its design and public realm treatment;
- (b) is to have a high degree of connectivity and permeability along its length to facilitate pedestrian access including an east to west pedestrian-priority mews system that runs the length of EFL; and
- (c) is to include a system of secondary mews and lanes at the rear of buildings to add to the richness and variety of pedestrian spaces in the central neighbourhood, and provide flexible servicing to the retail and dwelling uses.

Urban open spaces and gathering places

4.2.8 The waterfront plaza, town square, and neighbourhood parks to the east and west of the high street are to provide varied, urban open spaces and gathering places.

Transit services

4.2.9 Transit services are to be within easy access of the town square.

Crescent street

4.2.10 The crescent street:

- (a) is to include flex uses, except on parcels flanking the town square, which are to have retail at ground floor; and
- (b) may accommodate larger scale institutional uses so long as they contribute to the life of the street and vitality of the neighbourhood.

Gateway sites

4.2.11 The flat-iron sites created at the meeting of the crescent street and Marine Way, and the sites on either side of the high street at Marine Way, are to create attractive gateways for the central neighbourhood.

Tower forms

4.2.12 Tower forms are to be situate in the central neighbourhood, clustered around the high street and town square, while allowing street wall buildings to define the pedestrian scale and character of these spaces.

Building heights

4.2.13 Buildings are to range in height from two to 24 storeys.

Western neighbourhood

4.3 West Fraserlands, the kinross park corridor, Marine Way, and the river are to bound the western neighbourhood, and:

Land use and built form

4.3.1 The western neighbourhood is to:

- (a) be primarily residential in nature;
- (b) be less dense than the central neighbourhood;

- (c) include a variety of housing forms such as rowhouses, townhouses, stacked townhouses, and low-rise apartments to complement housing in the central neighbourhood;
- (d) include mid-rise buildings up to seven storeys in locations where they reinforce urban design objectives;
- (e) provide a substantial portion of the family-oriented housing; and
- (f) create a gradual transition in scale and building type towards West Fraserlands.

Linear park and pedestrian connection

4.3.2 A north-south linear park and pedestrian connection is to bisect the western neighbourhood, and step down the sloping topography to link Marine Way and the river.

Configuration of rowhouses

4.3.3 The configuration of the rowhouses and neighbourhood green north of the rail corridor is also to take advantage of the sloping topography.

Building heights

4.3.4 Buildings are to range in height from two to seven storeys.

Eastern neighbourhood

4.4 The avalon park corridor to the west, Boundary Road to the east, and the river to the south are to bound the eastern neighbourhood, except that it also includes the triangle site north of Marine Way, and:

Land use

4.4.1 The eastern neighbourhood is to be primarily residential in nature but is to include light industrial live-work uses at Boundary Road to provide a transition in land use from Burnaby Business Park.

Organization around neighbourhood green

4.4.2 Organization of the eastern neighbourhood is to be around a centrally located neighbourhood green.

Definition of open space

4.4.3 Taller buildings are to front onto the avalon park corridor to define this open space and take advantage of the views.

Triangle site

4.4.4 The triangle site is to be entirely residential, and is to include a mix of housing forms stepping down the slope and a lookout park that provides an open space along the pedestrian route between Champlain Heights and EFL.

Building heights

4.4.5 Buildings are to range in height from two to 18 storeys.

Built form

4.5 The following principles are to guide the built form of EFL as a whole, and the area re-zoning processes are to refine and develop such principles by creating guidelines that deal with a range of urban design issues including the massing, design, and articulation of buildings:

Richly scaled system of blocks and buildings

4.5.1 With respect to blocks and buildings:

- (a) the configuration of development is to be a richly scaled system of blocks and buildings, encouraging flexibility and incremental development, generally as illustrated on Figure 2;
- (b) the configuration of the majority of buildings is to form perimeter blocks with dwellings placed close to the street, allowing for private courtyards contained within the block;
- (c) the design of blocks and buildings is to include physical or visual permeability, and articulation that avoids overly long frontages;
- (d) the composition of blocks is to include integrated and varied building types and scales; and
- (e) a typical block may contain four to six storey apartment buildings along the street, with more intimately scaled two and three storey townhouses lining pedestrian-priority mews.

Public realm definition and animation

4.5.2 Buildings are to define and animate the spaces of the public realm, including streets, parks, squares, and mews, and:

- (a) for mixed use buildings with retail uses at grade, placement of the shops is to be immediately at the edges of public sidewalks or squares, except where the retail use includes outdoor space on private land to accommodate seating or displays;

- (b) on residential streets and mews, building setbacks are to provide for front entry gardens and a comfortable transition from public to private space while enabling a close relationship between dwelling and street;
- (c) residential dwellings at or near grade, including apartments, are to animate the street with individual entries; and
- (d) the design and detail of buildings, and semi-public and semi-private open spaces, are to complement the design of the public realm, with attention given to paving, lighting, planting, driveway crossings, pedestrian entrances, pedestrian walks, seating, display windows, weather protection, garbage storage, and loading facilities.

Park corridor massing

4.5.3 Buildings along the edges of the avalon park corridor and kinross park corridor are to strongly define these major open spaces with urban scale massing, generally including a four to six storey street wall with some taller elements up to 12 storeys along the avalon park corridor.

Riverfront massing

4.5.4 With respect to riverfront massing:

- (a) as they approach the riverfront, the massing of buildings in the eastern and western neighbourhoods is to relate to the natural character of the river by creating a downward transition in scale, and by providing visual and physical connections to this significant amenity;
- (b) the riverfront blocks are to combine varied building types such as three storey townhouses with apartments or employ setbacks at upper levels within buildings of four storeys or less and terracing of buildings greater than four storeys; and
- (c) the buildings of the central neighbourhood riverfront are to be taller and more urban in scale than those in the eastern neighbourhood and western neighbourhood.

Marking of central neighbourhood

4.5.5 With respect to taller buildings in the central neighbourhood:

- (a) the highest density residential buildings, including the towers, are to cluster around the crescent street and high street in order to concentrate activity and support a vibrant central neighbourhood; and
- (b) residential towers are to range in height from 10 to 24 storeys to create transition and variation, and to assist in marking the heart of the central neighbourhood.

Tower considerations

4.5.6 With respect to towers:

- (a) buildings of 10 storeys or more are to be slender point towers, configured so as to minimise visual obtrusion, with floor plates above street wall and base elements generally not exceeding 605 m²;
- (b) the shaping and terracing of their upper levels is to improve the visual appeal of the towers;
- (c) orientation generally is to follow orientation of the street onto which they front; and
- (d) siting generally is to allow the lower scale street wall building form to establish the scale and character of the immediate pedestrian environment.

Public realm

4.5.7 In addition to park designs and normally required street designs, preparation of special public realm designs for the following areas is to occur concurrently with the applicable area re-zonings:

- (a) the riverfront greenway and bikeway;
- (b) the high street and its associated mews, lanes, and courts to the rear;
- (c) the town square;
- (d) the waterfront plaza, and associated riverfront streets and bay;
- (e) the public mews; and
- (f) the pedestrian connection between the high street, community centre, and elementary school.

Views

4.5.8 With respect to views:

- (a) as illustrated on Figure 10, the most important public views across EFL are from the three existing viewpoints in Everett Crowley Park that offer panoramic views over the Fraser Delta, and the purpose of clustering taller buildings in the central neighbourhood, and maintenance of lower scale buildings in the western neighbourhood, is to minimise the impact on such views;
- (b) the siting of taller buildings within the central neighbourhood is to minimize, if possible, the impact on views of Mount Baker from the viewpoints in Everett Crowley Park;

- (c) the orientation of neighbourhood streets is to achieve views to the river, and the kinross and avalon park corridors are to open up views to the river from new on-site development and from public ways in Champlain Heights to the north;
- (d) development is to take into consideration private views from existing residential development to the north, and, in particular, tower placement and design are to consider such views; and
- (e) the waterfront plaza design is to focus on views of Mount Baker.

Parking

4.5.9 To avoid the need for large surface parking lots, parking is to be on the street, underground, or in small parking courts to the rear of street wall buildings.

Movement

4.6 The access and movement network is to accommodate all modes of transportation, and to give priority to walking, cycling, transit, and goods movement, while providing reasonable vehicle access, with the aim of maximizing non-automobile trips as stated in the City of Vancouver Transportation Plan, adopted by Council in May 1997.

Pedestrians

4.6.1 As Figure 11 indicates, EFL is to have a highly walkable street and block pattern, and:

- (a) there is to be a wide choice of attractive and safe pedestrian routes both within the development and connecting to surrounding locations;
- (b) both sides of streets are to feature pedestrian friendly sidewalks with landscaping and trees, and adjacent development is to be able to easily overlook streets;
- (c) careful design and lighting of off-street routes is necessary to ensure safety, and clearly convey that they are public routes;
- (d) securing at-grade pedestrian crossings of the rail corridor within the avalon park corridor and the linear park in the western neighbourhood are to occur at the time of each applicable re-zoning;
- (e) constructing or upgrading off-site connections is to include creating safe and comfortable pedestrian crossings of Marine Way, and improving the accessibility of upland connections to Champlain Heights and Everett Crowley Park; and
- (f) primary pedestrian connections to West Fraserlands and Burnaby are to be by way of the riverfront walkway as part of the Fraser River Greenway and along Kent Avenue North and Kent Avenue South.

Bikeways and greenways

4.6.2 As Figure 12 indicates, EFL is to include a variety of on-street and off-street cycle routes, and:

- (a) the design of all streets is to safely accommodate cyclists, and determining the measures necessary to achieve this goal is to occur at the time of each applicable re-zoning, and may include, on higher vehicle volume streets, additional roadway widths, dedicated cycle lanes as in the case of Kent Avenue bikeway, and cycle crossing points;
- (b) providing a cycle path parallel to the riverfront walkway is to complete the missing section of the Fraser River Greenway between West Fraserlands and the Burnaby foreshore;
- (c) development at completion is to include upgrading the Kent Avenue bikeway, an existing commuter cycle route linked to the strategic bicycle network in the city and Burnaby;
- (d) in addition to the Kerr Street bicycle lanes, connections to Southeast Marine Drive from the western neighbourhood, and by way of the triangle site, are to provide improved connections for cyclists, and their planning is to occur at the time of each applicable re-zoning; and
- (e) secure bicycle parking is to be a requirement of all new development, and determining the required level of such parking is to occur at the time of each re-zoning.

Universal design

4.6.3 The design and construction of all pedestrian routes and bikeways is to incorporate universal design principles, except if topography makes this impossible, in which case development must include alternate routes.

Transit

4.6.4 With respect to transit:

- (a) a quality public transit system is to provide residents with an attractive alternative to the automobile;
- (b) accessible, convenient, and reliable transit service is to support the residential population and community facilities, and to decrease automobile use and reliance;
- (c) introducing new services is also to improve transit access for residents of West Fraserlands;
- (d) the road network is to enable bus services to link the development to key destinations and transit routes in the region including Downtown Vancouver,

Richmond, Metrotown, New Westminster, Vancouver International Airport, SkyTrain, and Canada Line;

- (e) a review of the neighbourhood bus system as part of the 2010 Area Transit Plan is to determine the optimum combination of bus routes to serve the development, as well as residents of Victoria-Fraserview/Killarney;
- (f) as Figure 13 indicates, bus routes serving EFL are to use the northern portion of the high street, Kent Avenue North and crescent street, and, subject to review by Translink and the city, may also use portions of Kent Avenue South;
- (g) all routes are to include bus stops, and, in particular, bus stops within easy reach of the town square to provide safe, comfortable, well-overlooked waiting facilities;
- (h) the location of bus stops is to be within a five minute walk or 400 metres from the dwelling units of all residents;
- (i) if EFL includes a transit route that connects to the Canada Line at Marine Drive Station and to New Westminster, development is to include sufficient space for a new transit stop adjacent to such transit route; and
- (j) the design of floating docks at the waterfront plaza is to be adaptable for use by future ferry services and commercial marine uses.

Street network

4.6.5 With respect to the street network:

- (a) the design of the public street network identified on Figure 14 is to create an efficient circulation system which reflects the city's transportation priorities as stated in section 4.6, and to distribute traffic across EFL and onto the external road network;
- (b) as Figure 14 indicates, in addition to the existing intersections at Kerr Street and Boundary Road, four new signalized intersections are to provide primary access to the development from Marine Way;
- (c) the design of such intersections is to moderate vehicle speeds on Marine Way while maintaining sufficient traffic flow on this major arterial;
- (d) left turn movements into EFL from Marine Way are to occur from dedicated left turn lanes;
- (e) the central neighbourhood portion of Marine Way is to include a planted median if appropriate;
- (f) access into EFL from Kerr Street is to be from Kent Avenue North and from a new intersection to the south of the rail corridor;

- (g) access from Boundary Road is to be from Kent Avenue North and from two new intersections south of the rail corridor;
- (h) the design of the internal road network, especially Kent Avenue North and Kent Avenue South, and at the intersections with Kerr and Boundary, is to discourage shortcutting through EFL and West Fraserlands by traffic from Marine Way and Burnaby Business Park;
- (i) determining appropriate measures to mitigate impacts of additional traffic arising from the development on the surrounding neighbourhoods is to occur at the time of each re-zoning;
- (j) most streets are to have two-way traffic flow with one moving lane in each direction;
- (k) development is to include re-locating three existing vehicle crossings of the rail corridor and creating one new crossing;
- (l) the design of streets and intersections is to occur at the time of each re-zoning;
- (m) the city and approving officer are to determine, at the time of each subdivision, re-zoning or development permit application, as appropriate, whether to require the creation of streets by dedication or by statutory right of way, which streets are to include mews and woonerfs which are local streets with a shared surface used by pedestrians, cyclists, and automobiles;
- (n) the use of on-street parking and keeping lane widths to operational minimums are to help moderate vehicle speeds;
- (o) design guidelines accompanying re-zonings are to include specific streetscape design, public realm, and traffic calming measures;
- (p) street widths, except for lanes and mews, are to range from 18 to 22 metres, and determination of precise widths is to occur at the time of each re-zoning; and
- (q) each re-zoning and subdivision is to give consideration to creating streets that are less than 20 metres or more than 22 metres wide in order to achieve urban design goals, so long as those streets also meet the neighbourhood objectives of providing a comfortable pedestrian environment, cycle, transit and private vehicle safety and accessibility, street landscaping and trees, utilities and services infrastructure, and opportunities for at-grade rain water management.

Servicing

4.6.6 Each re-zoning is to include a detailed loading strategy that focuses particular attention on appropriate loading requirements for retail, commercial, community, and higher density dwelling uses.

Parking levels

4.6.7 Each re-zoning is to determine appropriate parking levels for all uses based on innovative strategies to reduce parking demand and discourage automobile use, and to encourage sustainable transport choices while ensuring that a reasonable supply of parking is available to meet basic needs.

Off-street parking

4.6.8 Off-street parking is to be visually unobtrusive, and located underground or in small parking courts to the rear of buildings.

SECTION 5 SUSTAINABILITY STRATEGIES

Environmental sustainability

5.1 The following environmental initiatives are to contribute to a sustainable community, applying green building and infrastructure design and construction practices and technologies to address energy and water use, rain water management, habitat conservation, and occupant health and well-being:

Green buildings

5.1.1 With respect to all buildings:

- (a) they are to comply with the strategy for green buildings which is to set a minimum baseline of environmental performance in all facets of building design and performance and is to be a required component of each re-zoning;
- (b) the purpose of the strategy for green buildings is to improve each building's energy performance, water efficiency, rain water management, and indoor environmental quality; and
- (c) the city is to review and update the strategy for green buildings at the time of each rezoning to reflect advancements in city building and zoning by-laws, market strategies, and available technologies with respect to green buildings.

Energy

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

- (a) all buildings are to meet or exceed the Natural Resources Canada Commercial Building Incentive Program requirements for Part 3, concrete buildings and R-2000 verification for Part 9, wood frame buildings;
- (b) the strategy for achieving energy efficiency in buildings is to explore the following inter-related design approaches:

- (i) conservation strategies such as building orientation and configuration to maximize solar access, balanced day lighting and natural ventilation, efficient building envelopes and windows, energy unit metering, smart user controls, and Energy Star equipment and appliances,
 - (ii) core system strategies such as heat pumps, hydronic slab heating systems, passive solar design, thermal storage, and building mass, and
 - (iii) on-site heat and electricity source and system strategies such as solar hot water, passive solar gain, and photovoltaics; and
- (c) subject to investigating technical feasibility and financial viability at the time of the area 1 re-zoning, implementing a community-wide heat source and system strategy such as ground source, bio-mass, sanitary sewer heat recovery, solar hot water, and waste heat recovery is to occur.

Water

5.1.3 Efficient use of water is to be a key design consideration, and:

- (a) creating a water balance model is to be the basis for a conservation strategy for EFL's rain water and potable water systems to minimize the use of potable water from the municipal supply and manage all rain water on site;
- (b) if irrigation is necessary, methods are to include rain water collection and high-efficiency drip irrigation;
- (c) the city encourages native and drought tolerant planting;
- (d) if practical, toilets and water features are to use rain water or other non-potable alternatives; and
- (e) water conservation strategies for buildings are to include Energy Star appliances, dual flush toilets, and low-flow aerators for sinks and showerheads.

Rain water management

5.1.4 Figure 15 illustrates the following rain water management strategy:

- (a) development is to embrace low impact development principles;
- (b) development is to include collecting rain water from roofs, podiums and other impervious surfaces, retaining rain water on site for irrigation and landscaping, and cleansing rain water before it enters the river;
- (c) if possible, rain water is to run to parks and public open spaces where it can animate the public realm;

- (d) rain gardens in the public street system are to provide further opportunities to clean water before it enters the river; and
- (e) a rain water management plan for each area is to be a condition of each re-zoning.

Ecology

5.1.5 Ecological strategies to create and enhance wildlife habitat to support bio-diversity are to be a condition of each re-zoning, and are to include:

- (a) introducing watercourses for rain water management and habitat creation within the kinross park corridor and avalon park corridor;
- (b) creating a freshwater and biofiltration wetland in association with other riparian habitat enhancements adjacent to the foreshore between the kinross park corridor and Kerr Street;
- (c) restoring and enhancing fish and wildlife habitat along the river's foreshore by introducing intertidal marshes and mudflats, native riparian landscape planting, and a wildlife sanctuary island, as illustrated on Figure 16;
- (d) native landscape planting within the kinross park corridor to provide an ecological connection between the river and Everett Crowley Park by way of Kinross Ravine Park; and
- (e) landscape design and planting to enhance opportunities for bird species to forage.

Solid waste and recycling

5.1.6 Each re-zoning is to include opportunities for:

- (a) separating, collecting, and storing garbage, organics, and recyclable materials;
- (b) on-site organic composting for landscaping needs; and
- (c) managing construction and demolition waste to ensure at least a 75% diversion from landfills.

Transportation demand management

5.1.7 Each re-zoning is to include the:

- (a) further design of the movement network to reflect the city's transportation priorities which, in descending order of importance, are pedestrians, bicycles, transit, goods movement, and automobiles; and

- (b) developing and implementing a comprehensive transportation demand management strategy aimed at minimizing automobile trips from the development, and maximizing use of sustainable modes of transport such as walking, cycling, and use of transit through measures such as a travel plan, car sharing, community transit passes, wayfinding signage, comfortable and safe bus stop design, and innovative parking solutions.

Light pollution

5.1.8 Lighting for buildings, signage, and the public realm is to minimize light pollution impacts on new or existing residential properties and habitats.

Social sustainability

5.2 The intent of the following strategies is to accomplish a high level of social sustainability by considering equity, social inclusion, and security in all planning and design decisions:

Diverse and affordable housing

5.2.1 With respect to development:

- (a) affordable housing is to comprise at least 20% of dwelling units, and units suitable for families with children are to comprise at least 35% of dwelling units; and
- (b) while there are no specific requirements for housing for other households, the objective is to achieve a balanced household mix by accommodating a full range of age and social groups, and household types and needs with particular emphasis on housing suitable for seniors.

Education

5.2.2 Development is to include the provision of land for an elementary school, and reservation of a site for a secondary school.

Health and social facilities

5.2.3 Development is to provide opportunities for health care clinics, primary health care access centres, family practices, assisted living, and other social facilities.

Child care

5.2.4 Development is to include licensed child care facilities, family child care centres, and out-of-school programs in public facilities such as schools and community centres or in affordable housing designed for families.

Recreation

5.2.5 EFL is to include parks and public open space to meet a range of active and passive recreation needs, and a community centre providing indoor cultural, recreational, and educational opportunities.

Urban agriculture

5.2.6 With respect to urban agriculture:

- (a) the city encourages opportunities for growing food on roofs, in courtyards, and in other open spaces around buildings;
- (b) determining the potential locations for growing food is to occur at the time of each re-zoning;
- (c) development is to include exploring opportunities for edible landscaping within both public and private realms including parks, with priority given to locations of highest residential density; and
- (d) development is to include exploring the potential for a farmers' market as part of the area 1 re-zoning, including consultation with relevant organizations to determine appropriate site design, relationship to surrounding food retail uses, and flexible programming for other public activities and events that encourage social interaction and local economic development.

Crime prevention

5.2.7 Crime prevention through environmental design principles is to apply to all public and private developments, determinable at the time of each re-zoning and at each development permit stage in balance with other urban design objectives.

Universal design

5.2.8 Universal design principles are to apply to the design of the public realm, including streets, sidewalks, and parks, in order to provide an accessible and inclusive environment for people of all ages and abilities.

History and continuity

5.2.9 If appropriate, the design of buildings, the public realm, and public art features are to celebrate EFL's history as a significant industrial mill site, as well as its earlier human history; and the public art strategy is to explore opportunities to re-use the remaining artifacts from the mill operation.

Community networks and organizations

5.2.10 The city is to encourage the creation of community organizations necessary to help foster a sense of community, including a community centre association in partnership with

the Vancouver Park Board, parent advisory committees, co-operative association boards, and child care centre boards.

Community involvement

5.2.11 The city is to involve the community in each stage of planning and design and, as development progresses, to encourage mechanisms, such as neighbourhood associations, to promote ongoing public involvement in decision making.

Economic sustainability

5.3 The aim of the following measures is to create opportunities for local economic activity:

Local business and job opportunities

5.3.1 Although primarily a residential community, development is to provide a host of local business and job opportunities, including the operation of schools, community centres, child care centres, retail, service and office businesses, and live-work premises.

Construction

5.3.2 Construction is to provide a host of employment and skills training opportunities.

Local self-reliance

5.3.3 Development is to provide a complete community where residents can address their day-to-day shopping needs without using an automobile; local products, including local produce, are available; and local delivery employs environmentally friendly methods.

SECTION 6 DEVELOPMENT PHASING

Introduction

6.1 The six areas, each of which is subject to re-zoning, indicate the planned phasing of development.

Objectives of phasing strategy

6.2 The principal objectives underpinning the phasing strategy are to:

- (a) establish a sense of place and identity for the new community at the earliest opportunity;
- (b) ensure a balance between occupancy of dwelling units and provision of local amenities such as shops, services, community facilities, and parks;

- (c) ensure efficient construction or installation of infrastructure and utilities to support the development; and
- (d) minimize disruption from construction to existing and new residents .

Areas

6.3 Each area is to include the following uses and restrictions on use:

Area 1

6.3.1 Area 1 is to include:

- (a) residential floor area consisting of approximately 233 800 m²,
- (b) retail floor area consisting of no more than 23 350 m²,
- (c) flex use floor area consisting of no more than 4 550 m²,
- (d) park and public open space consisting of at least 2.9 hectares,
- (e) a community centre consisting of at least 2 790 m², and
- (f) a 69 space child care facility located in the community centre.

Area 2

6.3.2 Area 2 is to include:

- (a) residential floor area consisting of approximately 194 000 m²,
- (b) flex use floor area consisting of no more than 20 350 m²,
- (c) small convenience retail stores,
- (d) park and public open space, including a lit artificial field, consisting of at least 4.5 hectares,
- (e) an elementary school site consisting of at least 0.44 hectares, and
- (f) a 69 space child care facility located in the elementary school.

Area 3

6.3.3 Area 3 is to include:

- (a) residential floor area consisting of approximately 96 500 m²,
- (b) small convenience retail stores,

- (c) park and public open space consisting of at least 2.2 hectares, and
- (d) a 69 space child care facility.

Area 4

6.3.4 Area 4 is to include:

- (a) residential and light industrial live-work floor area consisting of approximately 105 700 m²,
- (b) small convenience retail stores,
- (c) park and public open space consisting of at least 0.6 hectares,
- (d) a secondary school site consisting of at least 0.57 hectares, and
- (e) a 49 space child care facility.

Area 5

6.3.5 Area 5 is to include residential floor area consisting of no more than 17 850 m².

Area 6

6.3.6 Area 6 is to include residential floor area consisting of no more than 23 550 m².

SECTION 7
FIGURES

Figure 1: East Fraser Lands ODP Boundaries

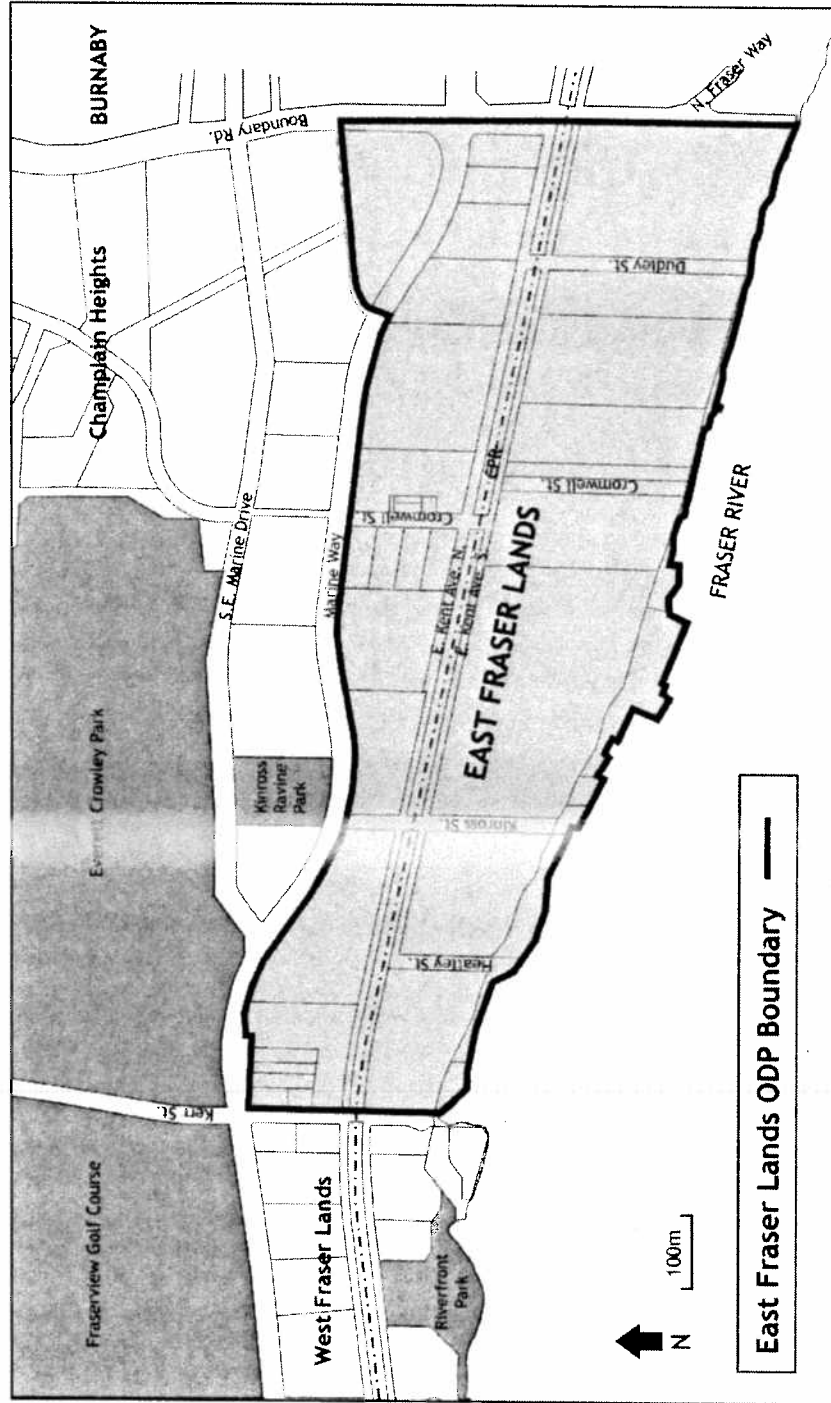


Figure 2: Illustrative plan

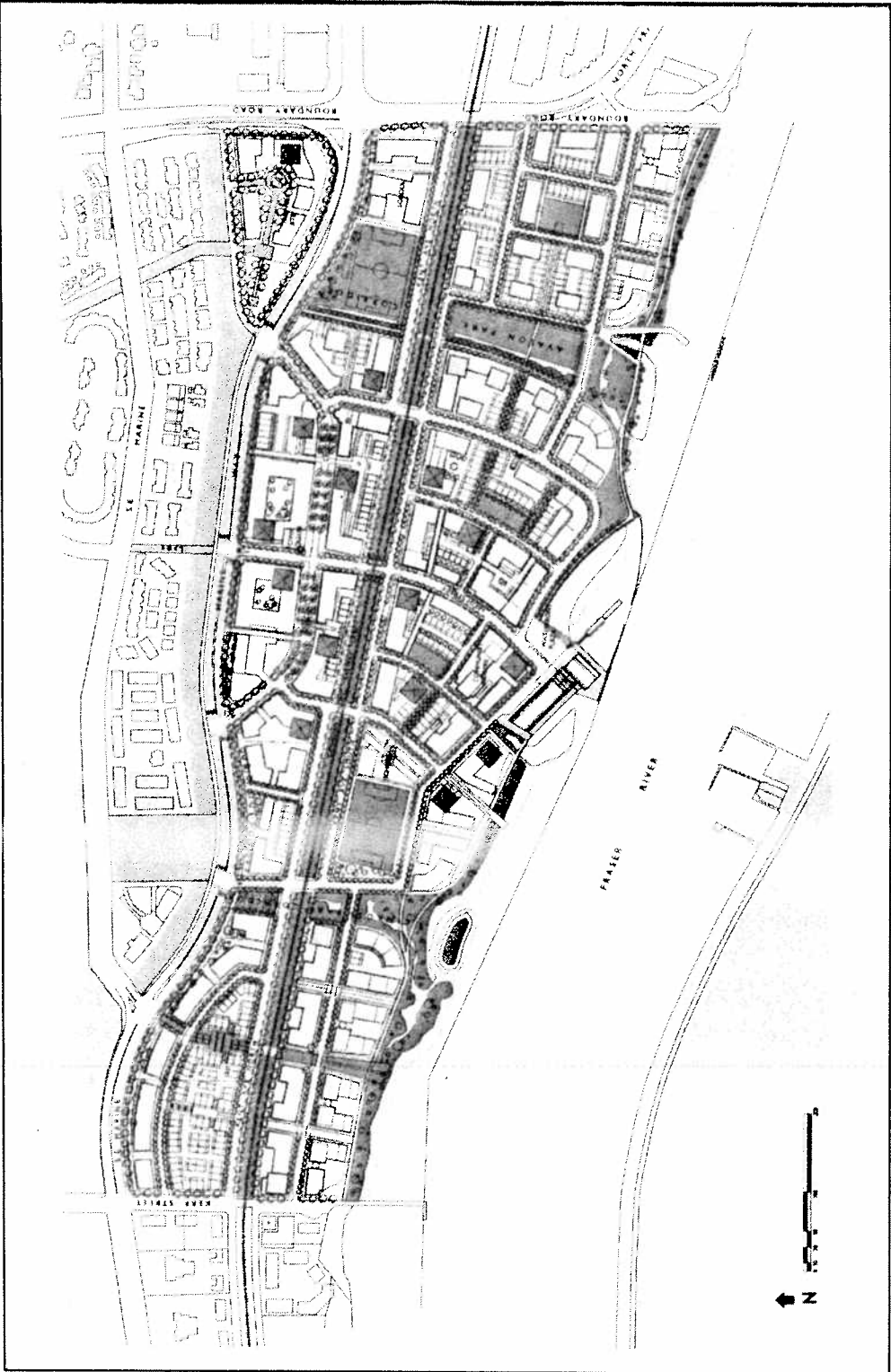


Figure 3: Sub-areas

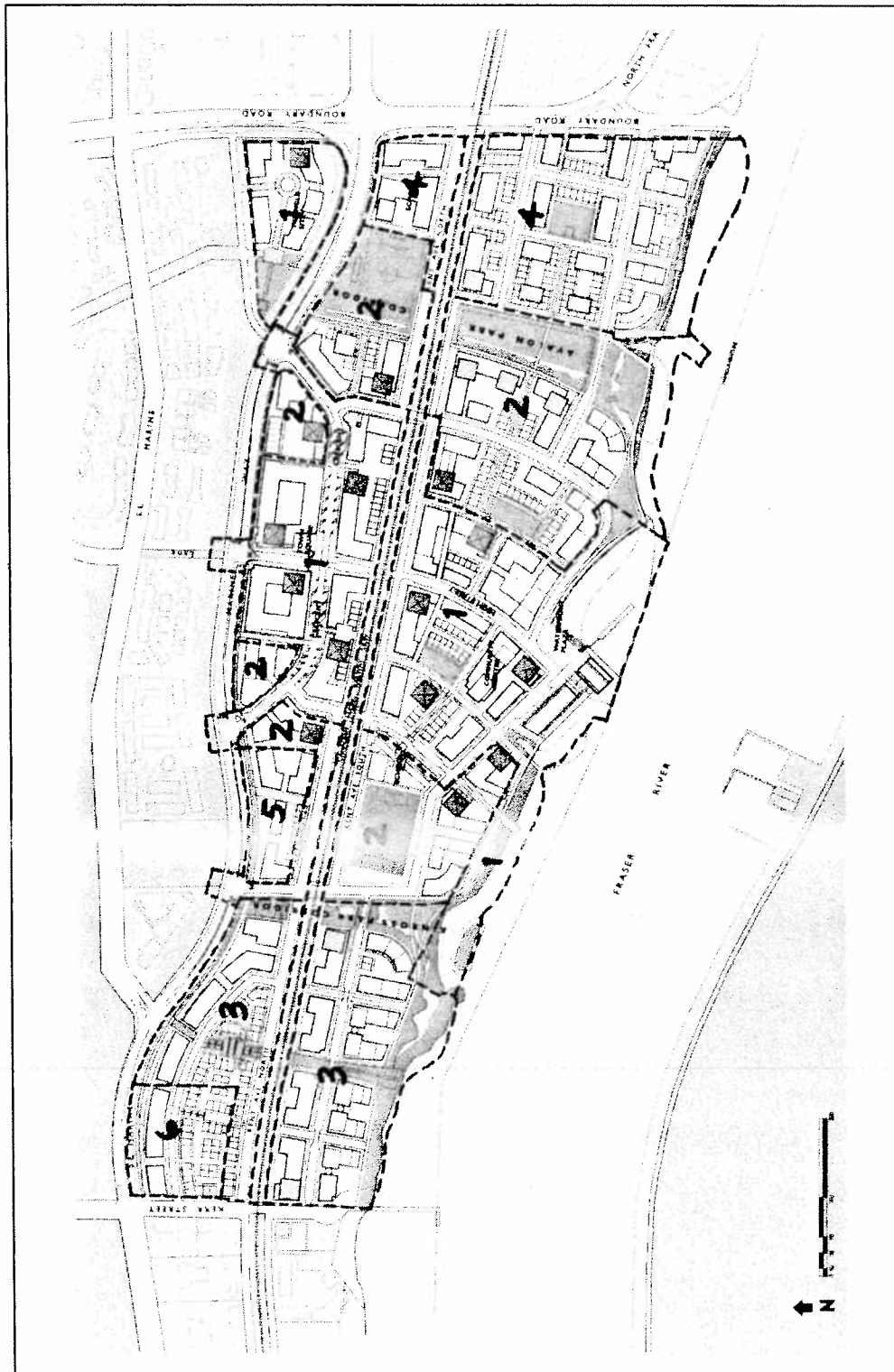


Figure 5: Retail, service, flex and light industrial live-work uses

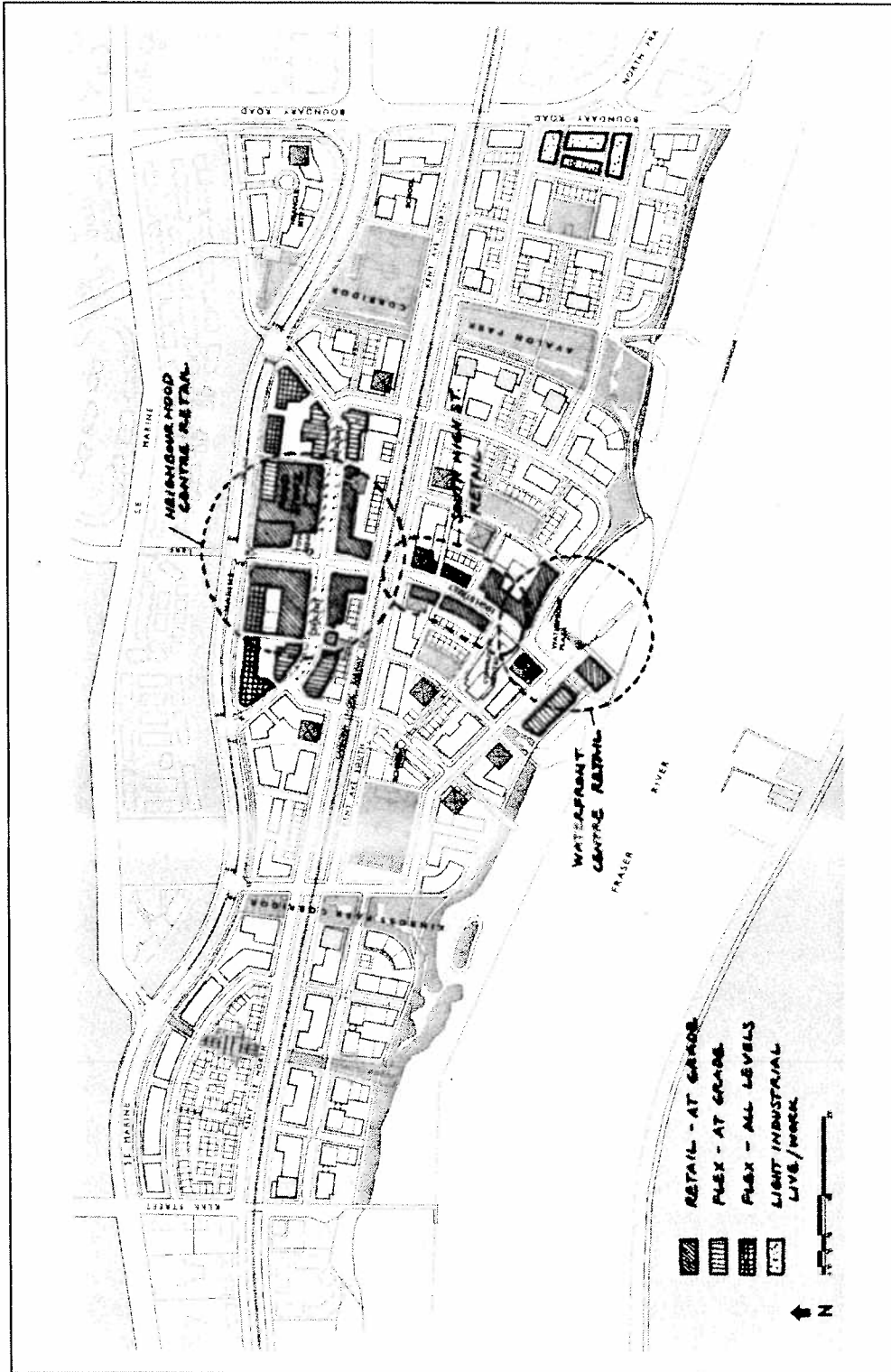


Figure 6: Cultural, recreational, and school uses

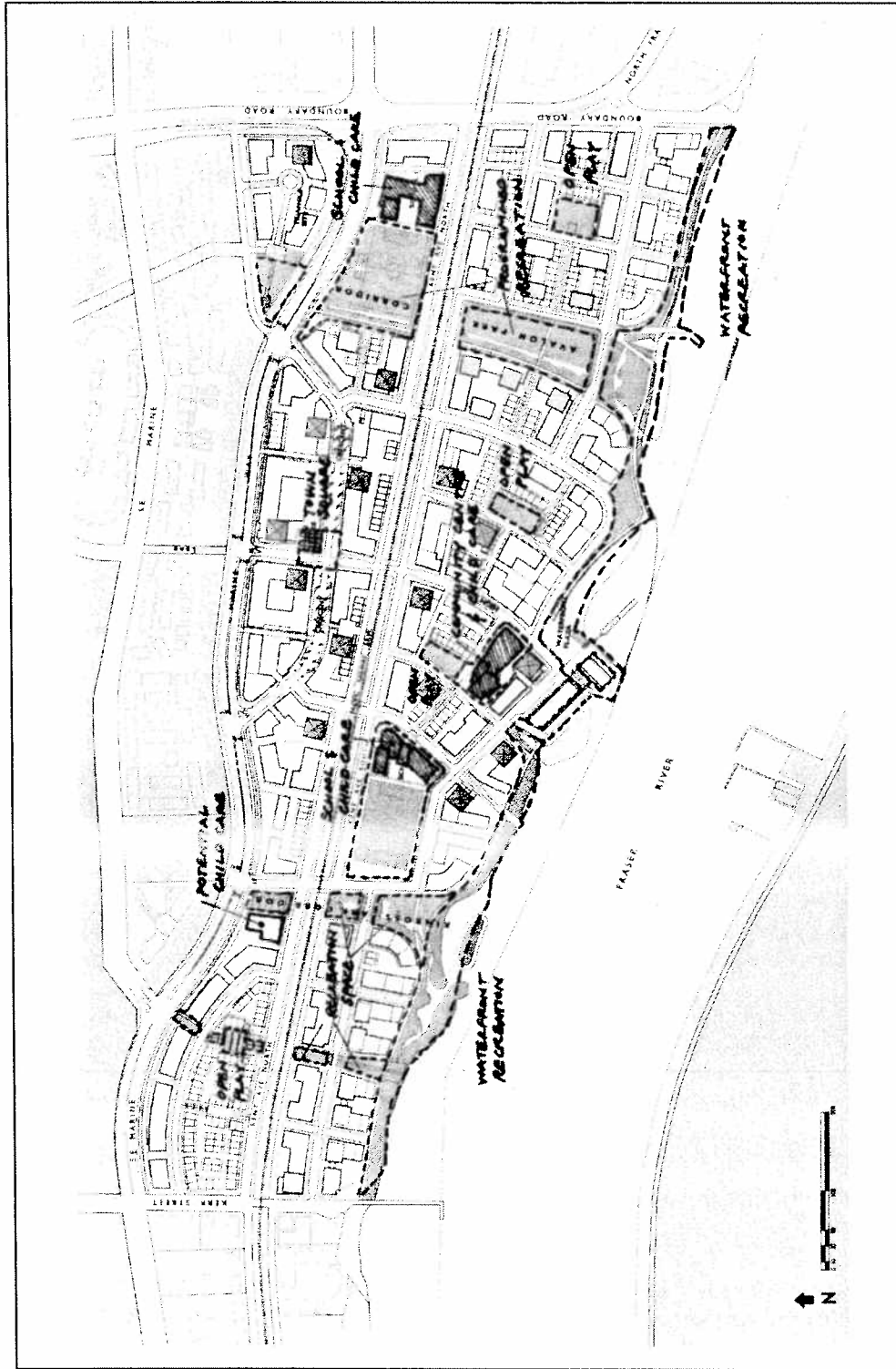


Figure 7: Parks and open space

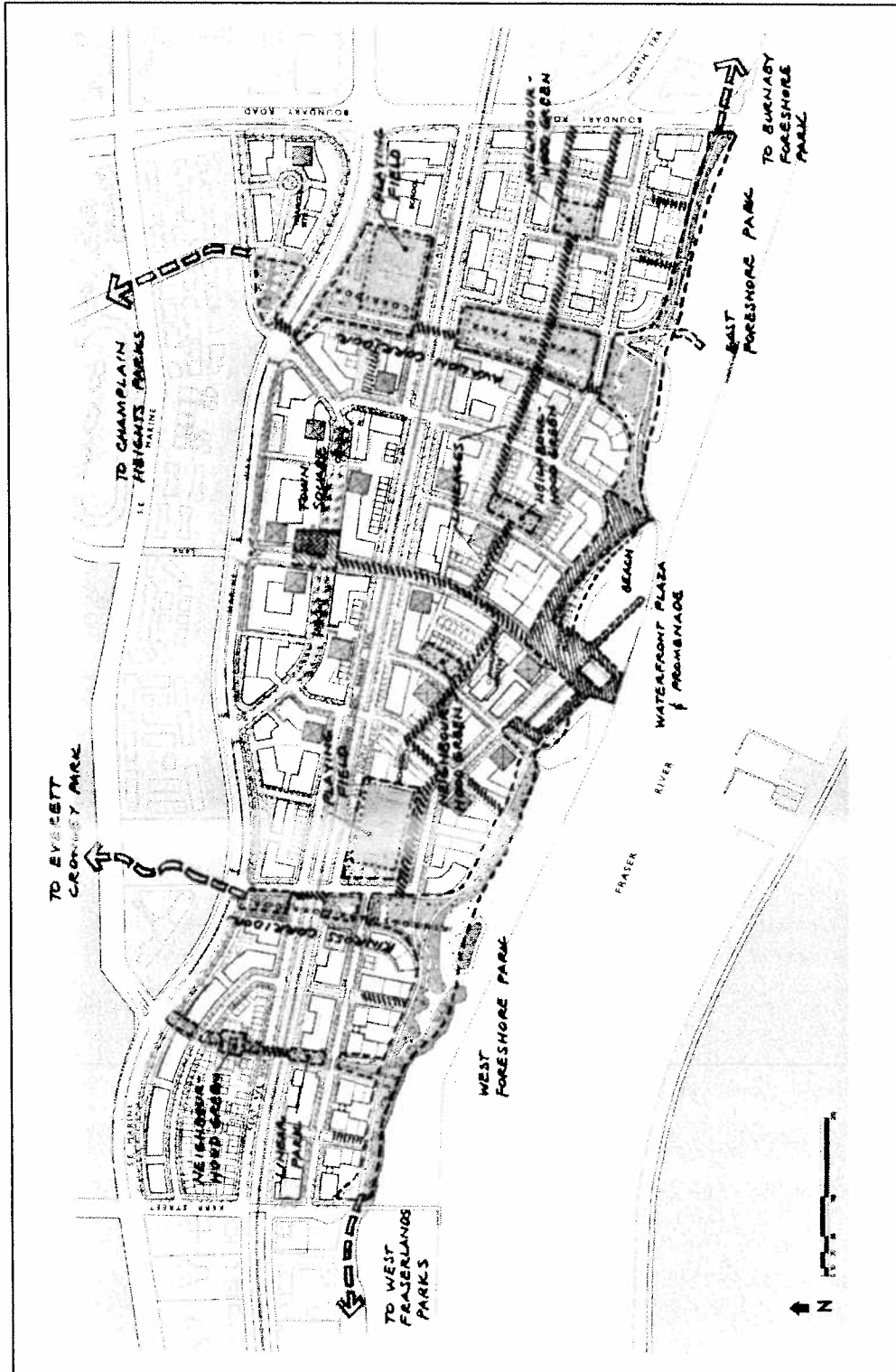


Figure 8: Maximum building heights

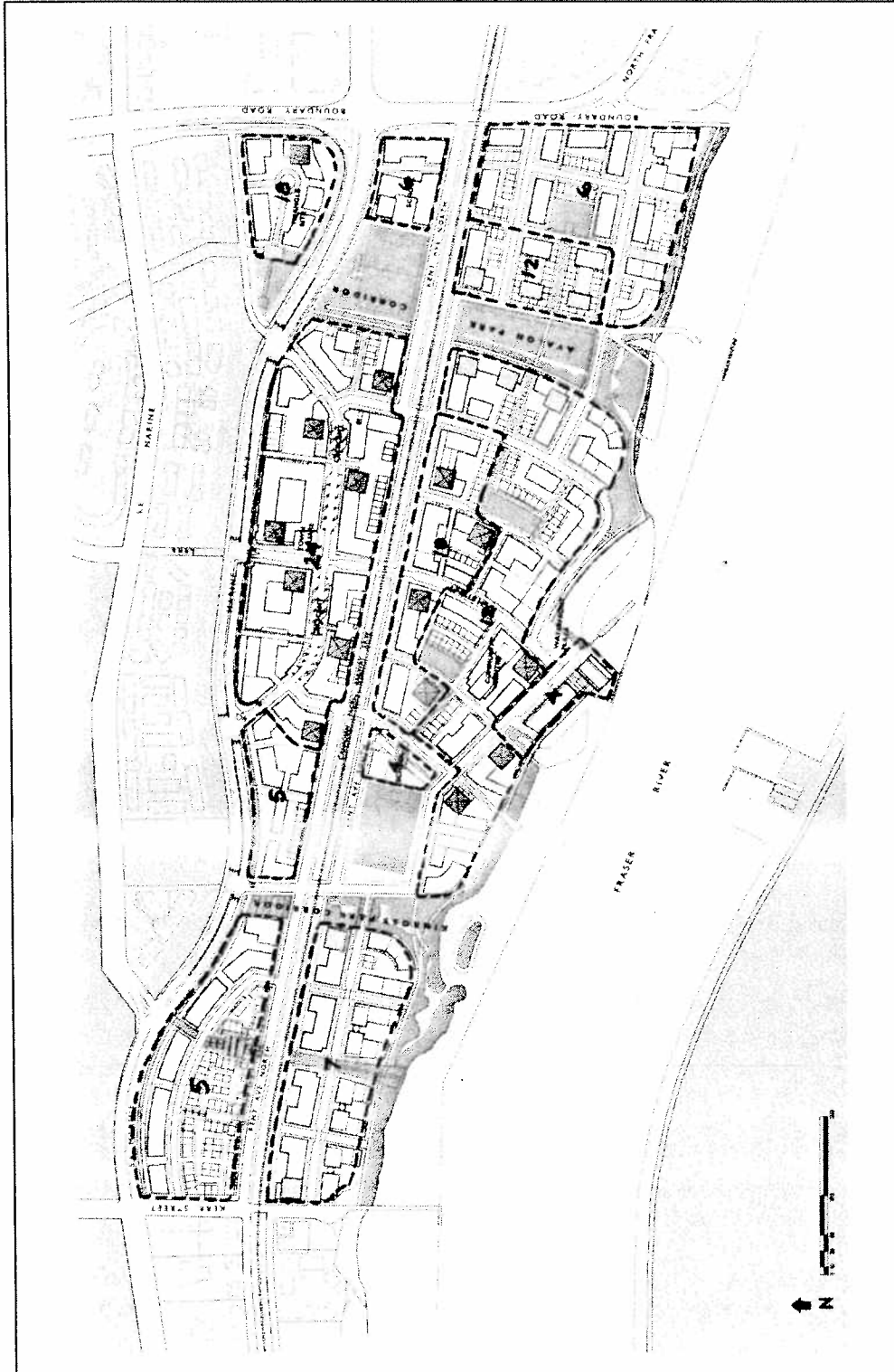


Figure 9: Optimum building heights

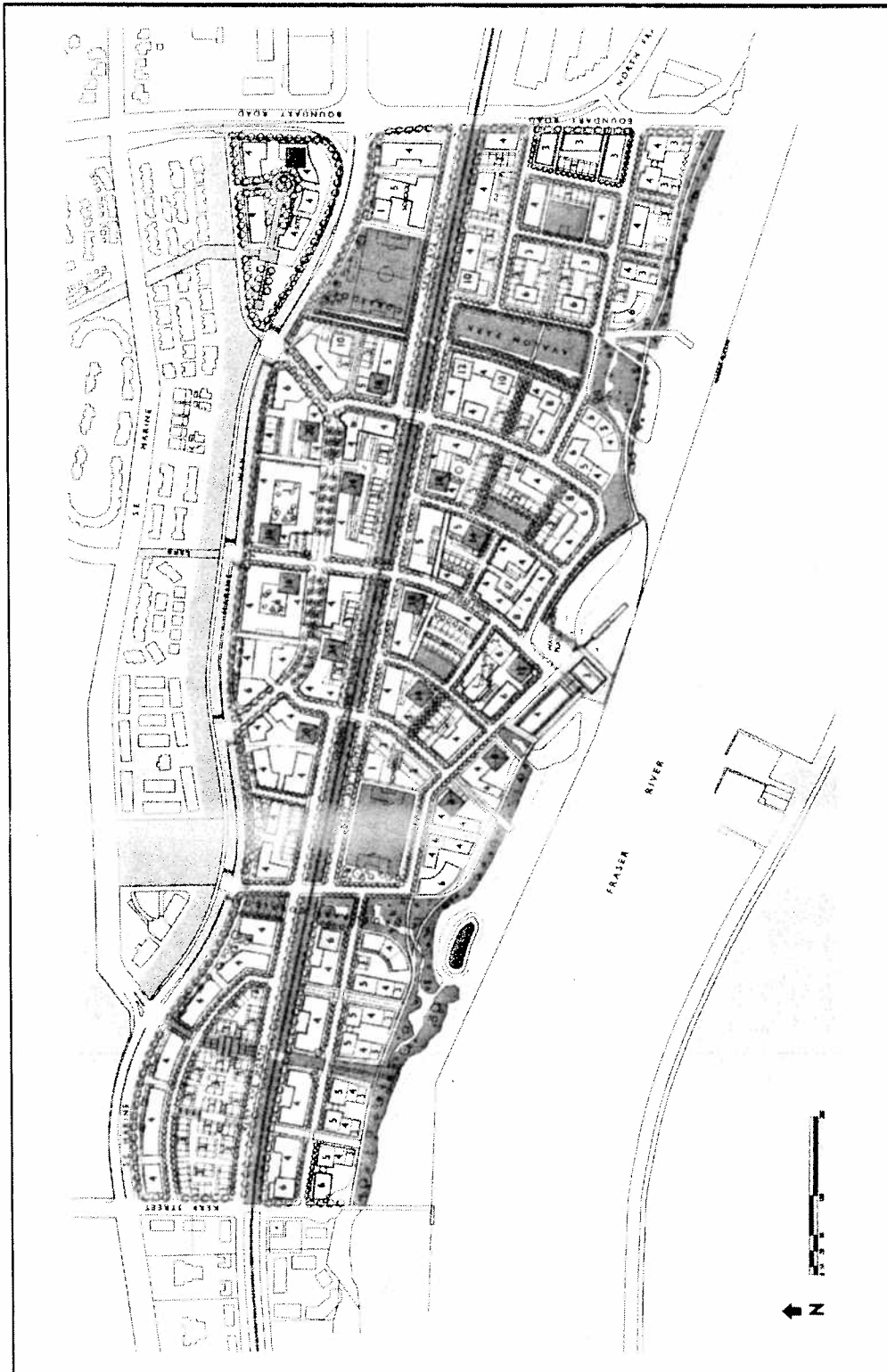


Figure 10: Public views

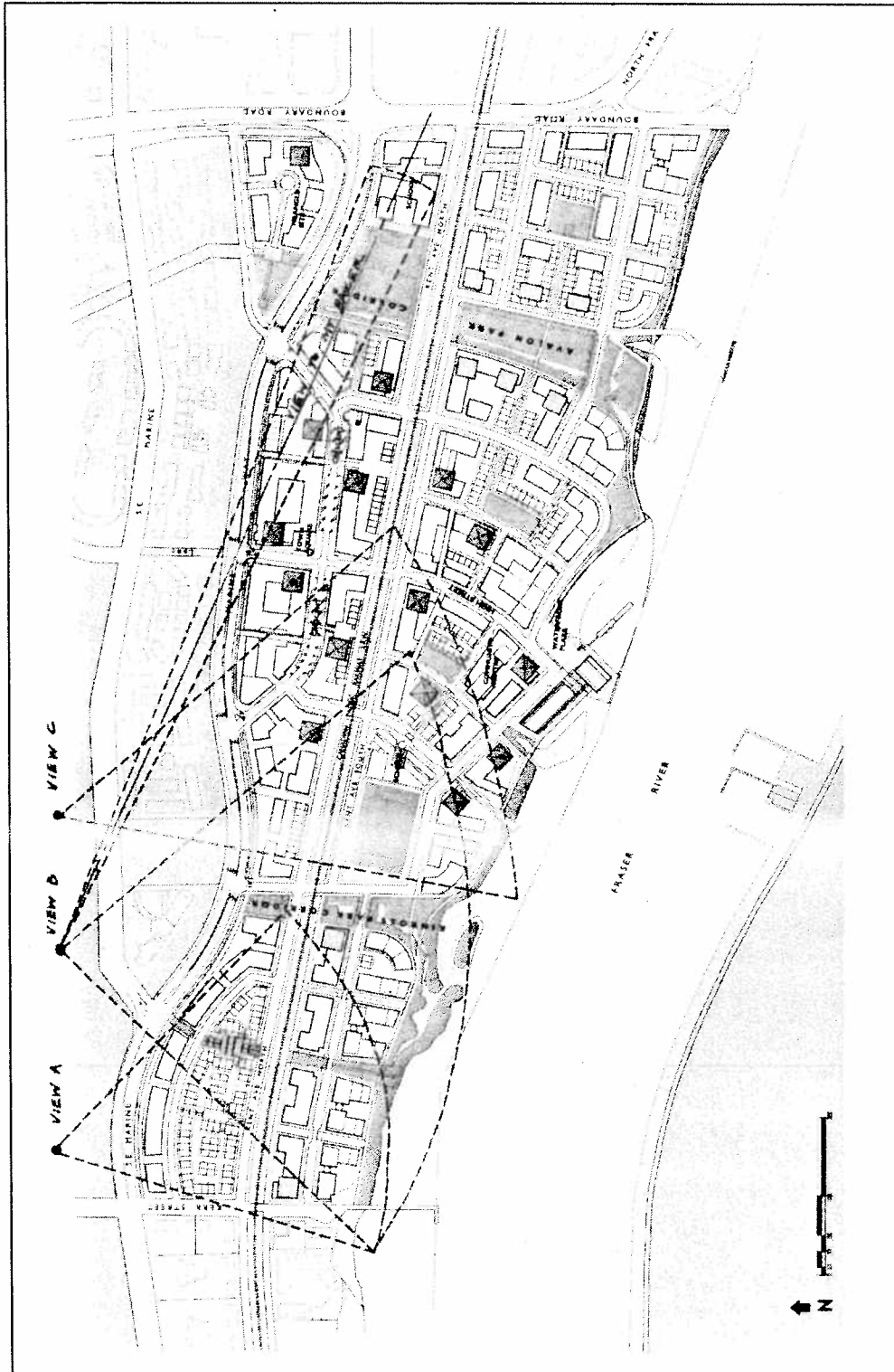


Figure 11: Pedestrian routes

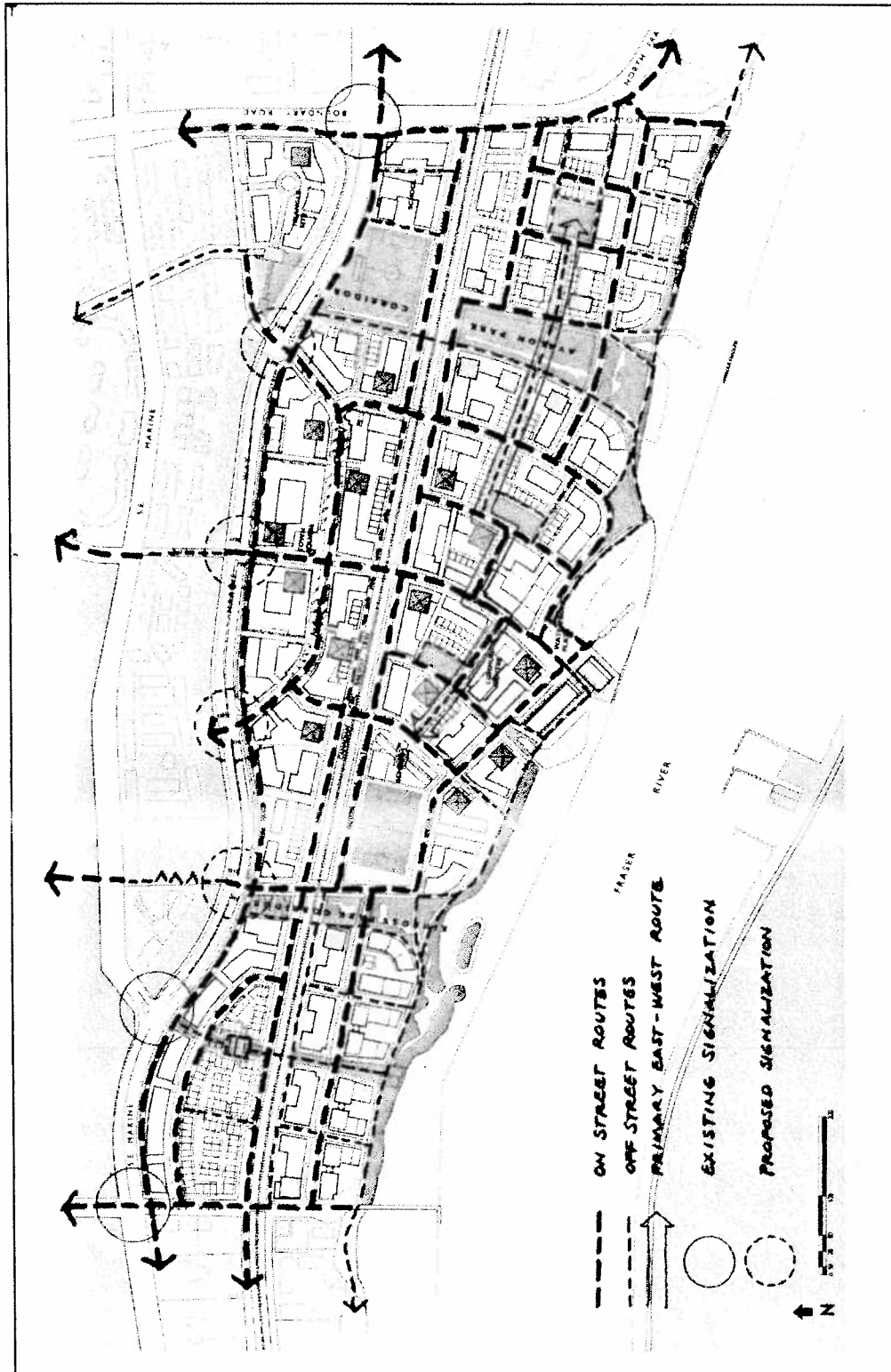


Figure 12: Cycle routes

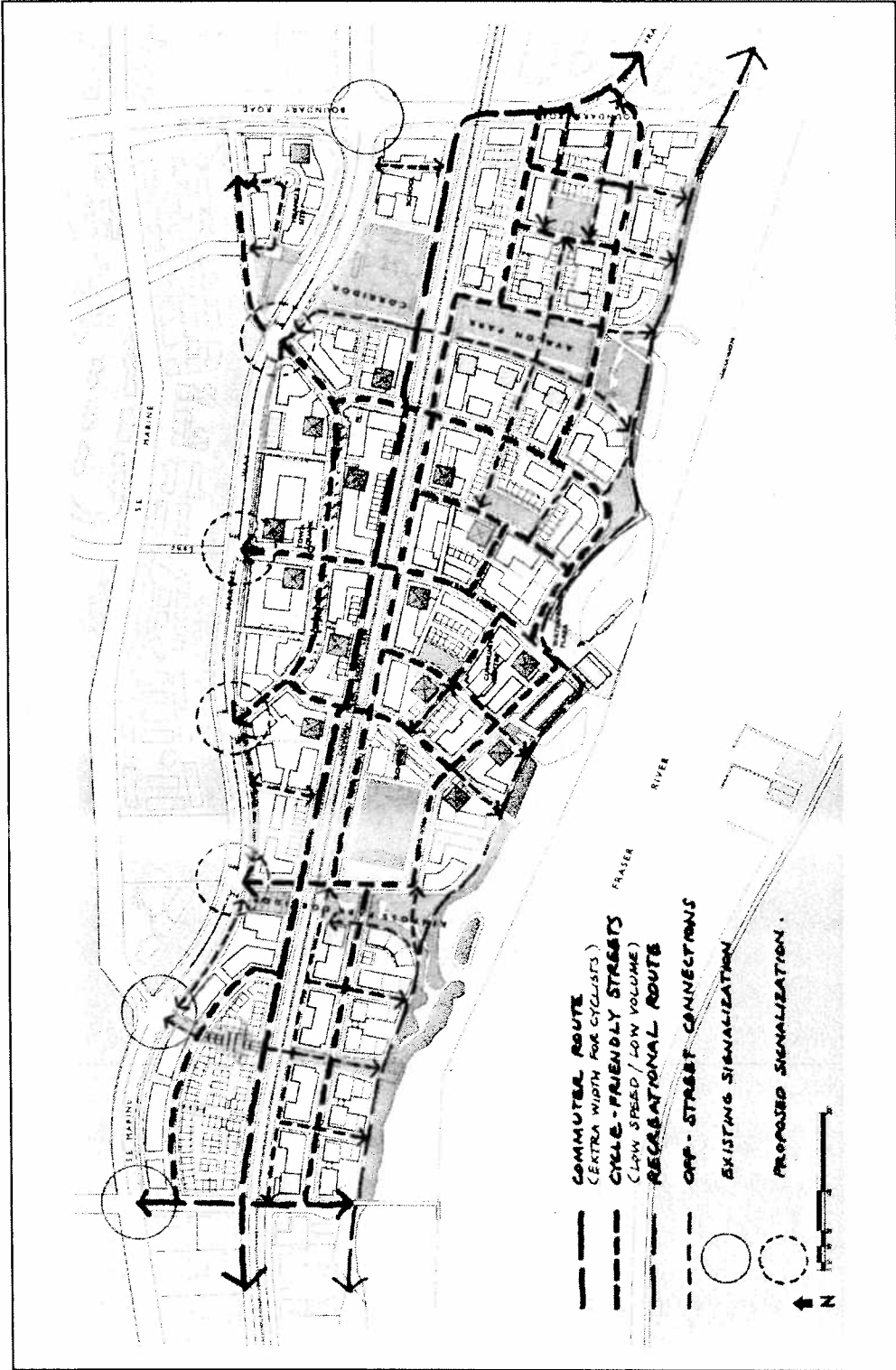


Figure 13: Transit

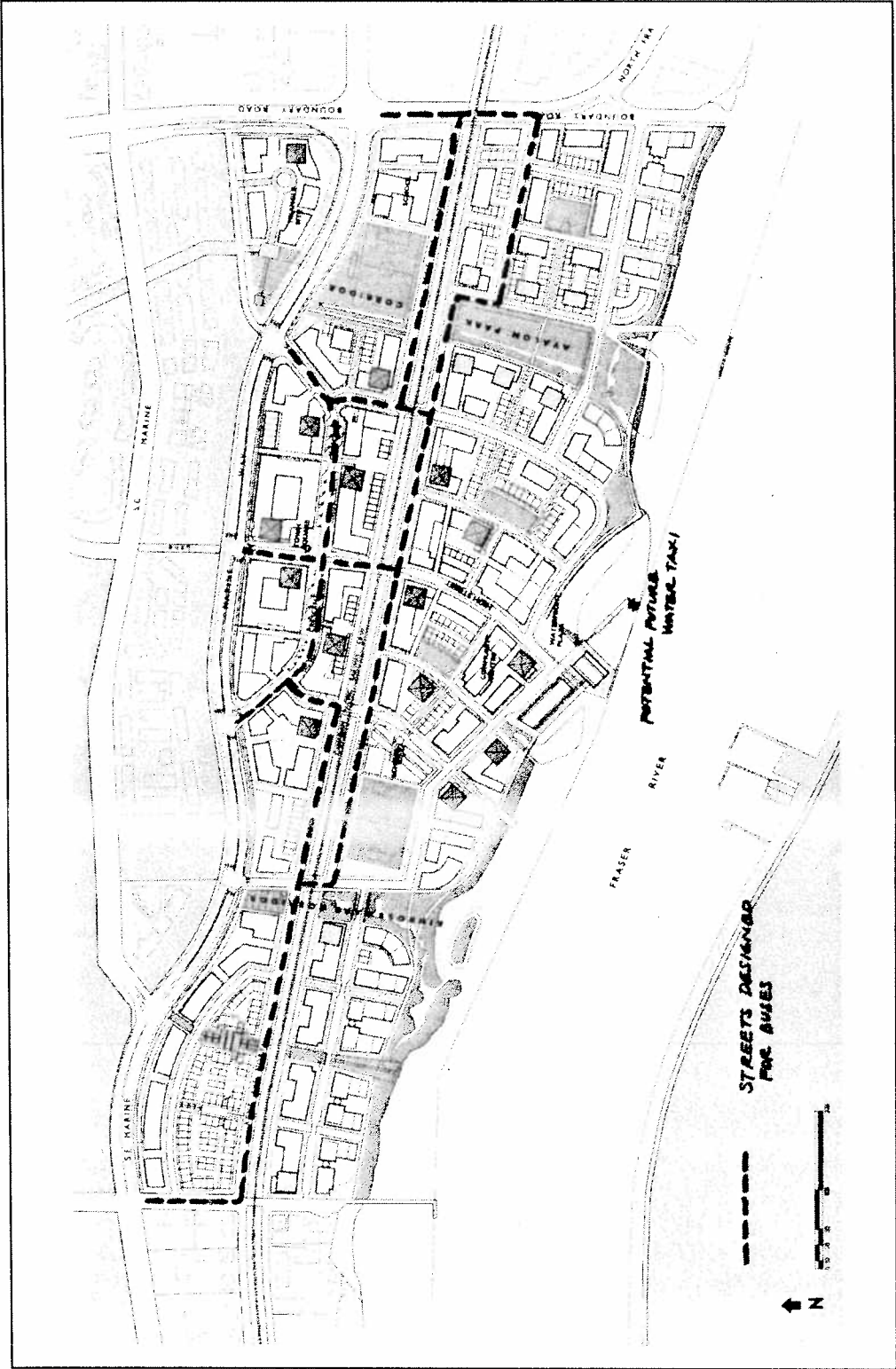


Figure 14: Street network

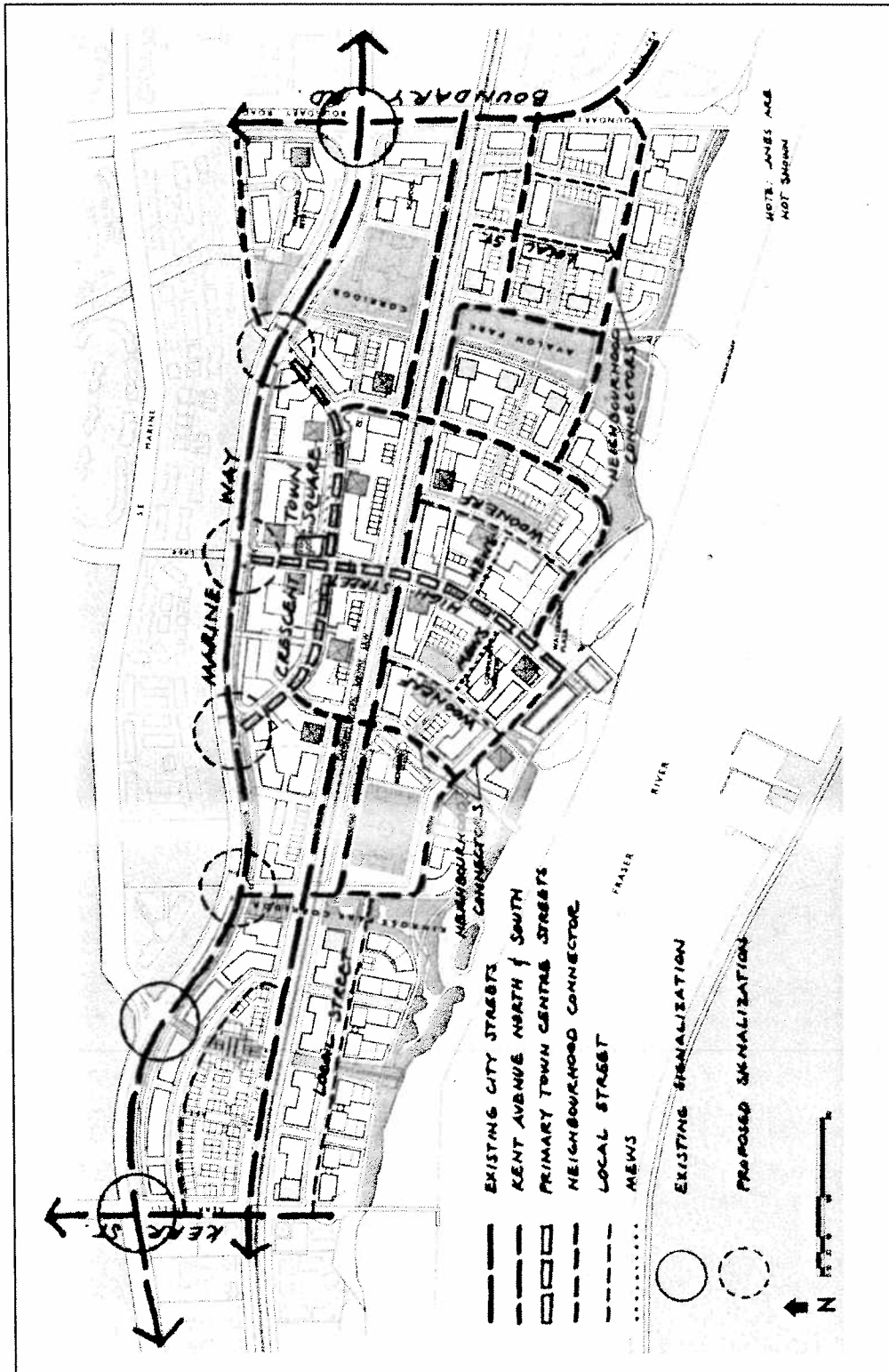


Figure 15: Rain water management

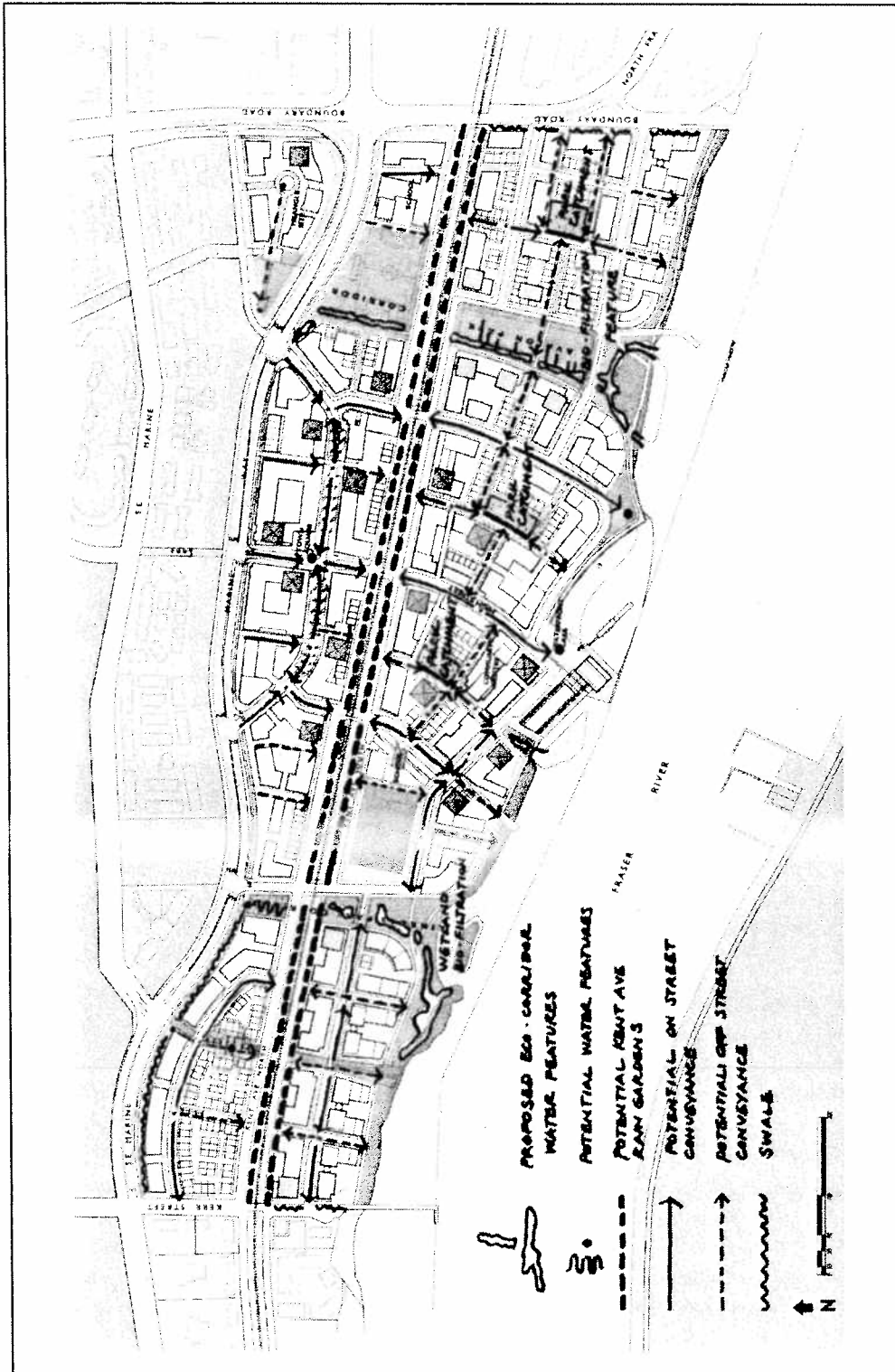
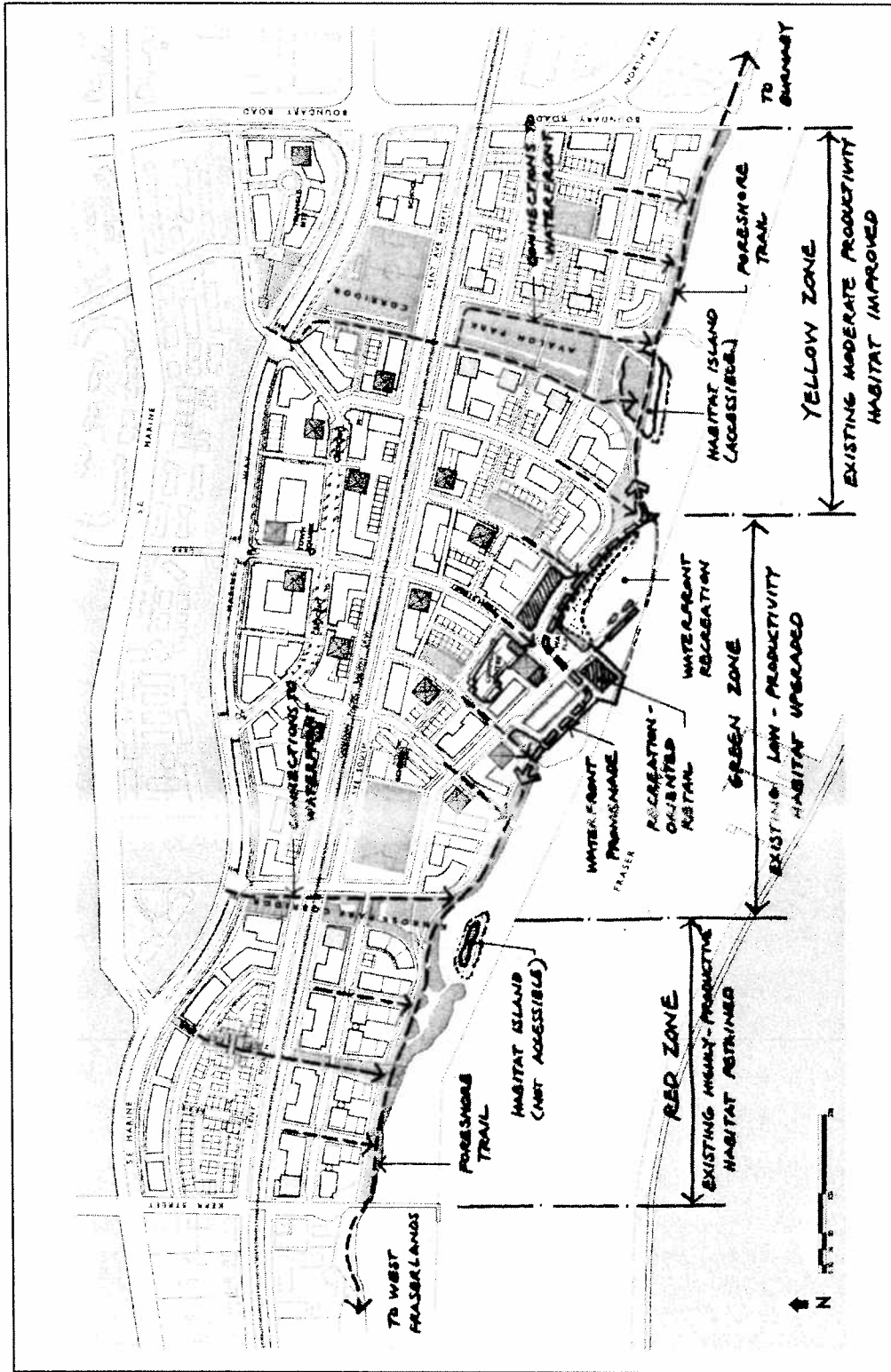


Figure 16: Foreshore concept



APPENDIX A

RAIL CORRIDOR LEGAL DESCRIPTIONS

Parcel Identifier: 024-297-429

Lot 61A Explanatory Plan 6270 Blocks 24 to 29 District Lot 331 Group 1 New Westminster District Plan 1477

Parcel Identifier: 024-297-470

Lot 61B Explanatory Plan 6270 Blocks 24 to 29 District Lot 331 Group 1 New Westminster District Plan 1477

Parcel Identifier: 015-305-015

That part of Block 8 shown as Right of Way on Explanatory Plan 5938 District Lot 330 Plan 455

Parcel Identifier: 015-304-507

That part of Block 9 shown coloured in red on Reference Plan 20 District Lots 330 and 331 Plan 455

Parcel Identifier: 015-304-523

That part of Block 10 shown coloured in red on Reference Plan 20 District Lots 330 and 331 Plan 455

Parcel Identifier: 015-304-574

That part of Block 17 shown coloured in red on Reference Plan 20 District Lots 330 and 331 Plan 455

Parcel Identifier: 015-304-647

That part of Block 18 shown coloured in red on Reference Plan 20 District Lots 330 and 331 Plan 455

EXPLANATION**Authorization to enter into a
Heritage Revitalization Agreement
with the owner of 1285 West Pender Street**

At a public hearing on April 18, 2006, Council resolved to enter into a by-law to authorize an agreement with the owner of the property at 1285 West Pender Street pursuant to Section 592 of the Vancouver Charter. The Director of Planning has advised that there are no prior-to conditions, and enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
December 12, 2006

1285 West Pender Street



BY-LAW NO. _____

**A By-law to authorize Council entering into a
Heritage Revitalization Agreement
with the Owner of Heritage Property**

PREAMBLE

Council has authority under the *Vancouver Charter* to enter into a heritage revitalization agreement with the owner of heritage property including terms and conditions to which Council and the owner may agree.

Certain property bearing the civic address of 1285 West Pender Street, and the following legal description:

Parcel Identifier: 007-250-525
Lot E
Block 29
District Lot 185
Plan 17825

contains a heritage building.

Council is of the opinion that the building has sufficient heritage value to justify its conservation, and Council and the owner of the property have agreed to facilitate conservation of the building by agreeing to the terms and conditions set out in the attached heritage revitalization agreement.

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

1. Council authorizes the City to enter into a heritage revitalization agreement with the owner in substantially the form and substance of the heritage revitalization agreement attached to this By-law, and also authorizes the Director of Legal Services to execute the agreement on behalf of the City and to deliver it to the owner on such terms and conditions as the Director of Legal Services deems fit.
2. 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

THIS AGREEMENT dated for reference the ____ day of _____, 2006,

BETWEEN:

EVERGREEN BUILDING LTD.

1908 Cathedral Place
925 West Georgia Street
Vancouver, B.C.
V6C 3L2

(the "Owner")

OF THE FIRST PART

AND:

CITY OF VANCOUVER,
453 West 12th Avenue,
Vancouver, British Columbia,
V5Y 1V4

(the "City")

OF THE SECOND PART

WHEREAS:

A. The Owner is the registered owner of all and singular that certain parcel or tract of land and premises situate at 1285 West Pender Street, in the City of Vancouver, in the Province of British Columbia, legally described as:

City of Vancouver
Parcel Identifier: 007-250-525
Lot E
Block 29
District Lot 185
Plan 17825

(the "Lands")

B. The Lands are within (DD) Downtown District, (sub-area "G") of the City's *Zoning and Development By-law*;

C. The Evergreen Building presently situate on the Lands is listed in Category "A" in the Vancouver Heritage Register. In this agreement the Evergreen Building and each replacement thereof from time to time is herein called the "Heritage Building";

D. Pursuant to development application DE410094 (development permit application DE410094 and all development permits issued pursuant thereto and all amendments and modifications thereof are collectively the "Development Permit"), the Owner is desirous of rehabilitating and upgrading the Heritage Building and pursuant to this agreement and pursuant to the Development Permit, the Owner is committed to preserving, rehabilitating, upgrading and repairing the Heritage Building; and

E. By Section 592 of the *Vancouver Charter*, a heritage revitalization agreement may allow variations of and supplements to provisions of, among others, a subdivision by-law, a zoning by-law, a development permit and a variation of a heritage alteration permit or a by-law made under Part XXVIII of the *Vancouver Charter*.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the sum of Ten Dollars (\$10.00) now paid by the City to the Owner and for other good and valuable consideration (the receipt and sufficiency of which the Owner hereby acknowledges) the Owner and the City each covenant with the other pursuant to Section 592 of the *Vancouver Charter* as follows:

1. The Owner shall develop the Lands as contemplated by the Development Permit and as contemplated by this agreement.
2. To assist the Owner in defraying the obligations of this agreement, the Official Development Plan for the (DD) Downtown District (sub-area "G") of the *Zoning and Development Bylaw* is hereby varied and supplemented in respect of the Lands by assigning to the Lands additional development rights of 177,000 square feet of floor area which additional floor area shall not be built out on the Lands, but rather shall be available for transfer to other development sites, subject to the City's policies concerning the transferring of density provided that as the City permits and perfects the transfer of all or part of the additional 177,000 square feet to other development sites, this agreement shall be deemed to be amended accordingly and the additional development rights assigned to the Lands shall be deemed to be diminished accordingly. The City may but shall not be required to allow its Development Permit Board to effect transfer of this additional 177,000 square feet of floor area in the manner set out in section 595A of the *Vancouver Charter*.
3. The floor space ratio for sub-area "G", set out in sub-section 1 of section 3 (Density) of the Official Development Plan for the DD (Downtown District) Area of the City's *Zoning and Development By-Law* shall, in respect to the Lands, be increased from "floor space ratio 5.00" to floor space ratio 5.28.
4. The Owner shall preserve and protect the Heritage Building as would a reasonable and prudent owner.
5. The Owner shall keep the exterior of the Heritage Building in good appearance and in good repair as would a reasonable and prudent owner.
6. The Owner shall keep the structure of the Heritage Building in good repair as would a reasonable and prudent owner.

7. The Heritage Building is the only building permitted on the Lands.
8. (a) If the Heritage Building is damaged, it shall be repaired if lawful and economic and if not, it shall be replaced with a building of similar massing, height and proportions as the original heritage building. The exterior of the façade of the replacement building shall be a reasonable facsimile of the Heritage Building's original exterior façade including the detailing. In determining whether it is economic to repair the Heritage Building, the parties are to consider only land economic factors including the cost of repair, the cost of the replacement building to be constructed as required by this agreement, the market value of the replacement building after the completion of such repair and the fact that heritage incentives (including bonus density) have been granted herein. If the parties cannot agree on whether it is economic to repair the Heritage Building, such question may be determined by arbitration as provided herein. If the parties or the arbitrator agree that it is uneconomic to repair the Heritage Building, the provisions for the replacement thereof contained in this paragraph shall apply. Whenever the Heritage Building is destroyed, the Owner shall only be permitted to build on the Lands a building of similar massing, height and proportions as the original Heritage Building.
- (b) All disputes arising from this section 8 of this agreement shall be determined by arbitration. Within thirty (30) days following written confirmation of the dispute by either party to the other, such dispute shall be referred to a single arbitrator to be chosen by the Owner and the City, provided that if the Owner and the City do not agree as to the choice of a single arbitrator, then by three (3) arbitrators, one (1) of whom shall be chosen by the Owner, one (1) of whom shall be chosen by the City and the third by the two (2) so chosen and the third arbitrator so chosen shall be the chairman. If the arbitrator(s) conclude that any provision herein is vague, ambiguous, uncertain, imprecise or otherwise defective by reason of the language used or by reason of error or omission, the arbitrator(s) shall cure same by interpreting this agreement so as to avoid such vagueness, ambiguity, uncertainty, imprecision, defect, error or omission and give full effect to the intention of the parties. The award will be made by the majority of the arbitrators. If within fifteen (15) days or such extended time as the parties may agree upon, a party who has been notified of a dispute fails to appoint an arbitrator or the two (2) arbitrators appointed by the parties do not agree upon a third arbitrator, then the party or parties not in default may apply to the British Columbia International Commercial Arbitration Centre or, if a successor thereto does not exist at such time, to a Judge of the Supreme Court of British Columbia for the appointment of an arbitrator to represent the party or parties in default or a third arbitrator or both of such arbitrators. The costs of the reference and award shall be in the discretion of the arbitrators who may direct to and by whom and in what manner those costs or any part thereof shall be paid and may tax or settle the amount of costs to be so paid or any part thereof and may award costs to be paid as between solicitor and client. Except as to matters otherwise provided herein, the provisions of the *Commercial Arbitration Act of British Columbia*, as amended or re-enacted from time to time, shall apply.

9. The Owner may not alter the exterior appearance of, renovate, reconfigure or replace the exterior of the Heritage Building except as may be permitted by a heritage alteration permit and the terms, requirements and conditions of this agreement.

10. The Owner shall insure the Heritage Building and its replacements to their full replacement value against all perils including damage or destruction by earthquake.

11. The City may affix a commemorative plaque to the Heritage Building which bears witness to the historical and architectural significance of the Heritage Building and the Owner agrees to refrain from obscuring, defacing or removing same.

12. The City shall not be obliged to issue any permit or give any permission contrary to the terms of this agreement. The City may enforce this agreement by mandatory and prohibitory injunctions. In any action to enforce this agreement the City shall be entitled to court costs on a solicitor and own client basis.

13. The Owner agrees that the by-law variations and the assigning to the Lands an additional 177,000 square feet of floor area which is for transfer to other development sites is full and fair compensation for the obligations and restrictions on the Owner by this agreement and the Owner waives and renounces all claims for further or other compensation by reason of this agreement.

14. The Owner will indemnify and save harmless the City and its officials, employees, contractors, agents and licensees, from and against all liabilities, actions, statutory or other proceedings, judgements, investigations, claims, losses, loss of profit, damages, consequential damages, fines, penalties, costs and legal costs on a solicitor own client basis which the City may suffer or incur arising out of or in any way connected with:

- (a) the inability of any recipient site to use, in whole or in part, any of the additional development (density) rights that may be transferred pursuant to this agreement whether such inability arises from the decision of the Development Permit Board, City Council, a court of competent jurisdiction, or otherwise; or
- (b) this agreement, except to the extent of any default of the City hereunder.

The indemnity set out in this section 14 shall survive the expiration or earlier termination of this agreement.

15. The Owner hereby releases and discharges the City and its officials, employees, contractors, agents and licensees, from and against all liabilities, actions, statutory or other proceedings, judgements, investigations, claims, losses, loss of profit, damages or consequential damages which may arise or accrue to the Owner by reason of the City or its officials, employees, contractors, agents and licensees, exercising any of its rights under this agreement and, without limiting the generality of the foregoing, resulting from the inability of any recipient site to use, in whole or in part, any of the additional development (density) rights that may be transferred pursuant to this agreement whether such inability arises from the lawful decision of the Development Permit Board or City Council or the decision of a court of competent jurisdiction, or

otherwise. The release set out in this section 15 shall survive the expiration or earlier termination of this agreement.

16. Nothing in this agreement gives express or implied permission to subdivide by way of strata plan and nothing in this agreement precludes subdivision by way of strata plan. If the Owner wishes to subdivide the Lands and the Heritage Building by way of strata plan, the Owner shall apply to the City for such permission in accordance with applicable City policies and procedures.

17. Nothing contained or implied in this agreement will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Vancouver Charter* as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this agreement had not been executed and delivered by the Owner and the City.

18. Nothing in this agreement gives the City an interest in the fee of the soil of the Lands or the subdivided parts thereof.

19. This agreement continues in full force and effect until such time, if ever, as it may be lawfully ended.

20. No alleged waiver of any breach of this agreement is effective unless it is an express waiver in writing of the breach in respect of which it is asserted against the party alleged to have given the waiver. No waiver by the City or the Owner of any breach of this agreement operates as a waiver of any other breach of this agreement.

21. If any term of this agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that term is to be considered to have been severed from the rest of this agreement and the rest of this agreement remains in force unaffected by that holding or by the severance of that term.

22. The parties hereby agree to execute such further documents and assurances as are required to carry out and more fully effect the intent of this agreement.

23. This agreement shall enure to the benefit of and be binding upon the Owner and its successors and trustees and this agreement shall enure to the benefit of and be binding upon the City and its successors and assigns and this agreement shall charge and run with the Lands and enure to the benefit of and be binding upon the owners from time to time of the Lands and all parties claiming through such owners and their respective heirs, executors, administrators, trustees and successors PROVIDED THAT, this agreement shall be read and shall apply such that the Owner and the respective successors in title to the Owner shall only be bound to perform and observe the Owner's obligations herein so long as the Owner or the successors in title hold an interest in the Lands AND following subdivision of the Lands by strata plan this agreement shall charge and run with each strata lot and enure to the benefit of and be binding upon the owners from time to time of the strata lots and all parties claiming through such owners and their respective heirs, executors, administrators, trustees, and successors and this agreement shall

enure to the benefit of and be binding upon the strata corporation so far as concerns the common property of such strata plan.

24. Words herein importing the singular number or the masculine gender only shall include more persons, parties or things of the same kind than one, and females or corporations as well as males, and the converse whenever the context requires.

In Witness whereof the parties have signed these presents as hereunder shown:

Execution Date
Y M D

Officer:

Party:

EVERGREEN BUILDING LTD. by its authorized signatories:

(as to both signatures) 06

Sign & Print Name:

Sign & Print Name:

CITY OF VANCOUVER by its Authorized Signatory:

Doug Long, Solicitor
453 West 12th Avenue
Vancouver BC V5Y 1V4
Tel: 604-871-6924 06

Frances J. Connell/Graham P. Johnsen

Approved by By-law No. _____

END OF DOCUMENT

EXPLANATION**Heritage Designation By-law
re 1285 West Pender Street**

After the public hearing on April 18, 2006, Council approved a recommendation to designate a building at 1285 West Pender Street as protected heritage property. Enactment of the attached by-law will achieve the designation.

Director of Legal Services
December 12, 2006

1285 West Pender 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 (Evergreen Building)

1285 West Pender Street, Vancouver, BC

PID: 007-250-525
Lot E
Block 29
District Lot 185
Plan 17825

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

2. Council designates the real property described in section 1 of this By-law as protected heritage property under Section 593 of the *Vancouver Charter*.

3. 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

**Vancouver City Planning Commission By-law amending by-law
re appointments and related matters**

The attached by-law will implement Council's resolution of November 2, 2006 to amend the Vancouver City Planning Commission By-law regarding appointments and related matters.

Please note that we have added one member so as to create an uneven number of members, and that the attached by-law provides for Council to make appointments on a staggered basis and for such appointments not to go beyond a term of Council.

Director of Legal Services
December 12, 2006



BY-LAW NO. _____

**A By-law to amend Vancouver City Planning Commission By-law No. 5064
regarding appointments and related matters**

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

1. This By-law amends the indicated provisions of By-law No. 5064.
2. Council repeals section 2, and substitutes:
 - “2. The Commission is to consist of the following members:
 - (a) 11 individuals whom Council is to appoint for a term of two years more or less, which term is to expire immediately before the first Monday after December 1, 2008;
 - (b) after the expiry of the appointments under subsection (a), six individuals whom Council is to appoint for alternating terms not to exceed two years and one year more or less;
 - (c) after the expiry of the appointments under subsection (a), five individuals whom Council is to appoint for alternating terms not to exceed one year and two years more or less;
 - (d) 1 individual whom the Board of Parks and Recreation for the city is to appoint for a term not to exceed one year more or less;
 - (e) 1 individual whom the Board of School Trustees for School District No. 39 (Vancouver) is to appoint for a term not to exceed one year more or less;
 - (f) 1 individual whom the members appointed under subsections (a) to (e) are to appoint, immediately after they become members, for alternating terms not to exceed two years and one year more or less; and
 - (g) 1 individual whom the members appointed under subsections (a) to (e) are to appoint, immediately after they become members, for alternating terms not to exceed one year and two years more or less.
- 2A. Each first two year term referred to in section 2, except for subsection (a), is to expire on the second annual anniversary of the date that falls immediately before the first Monday after December 1, 2008, and, thereafter, each two year term is to expire on the second annual anniversary of such date.

EXPLANATION**Vancouver Civic Theatres Board By-law amending by-law
re appointments and related matters**

The attached by-law will implement Council's resolution of November 2, 2006 to amend the Vancouver Civic Theatres Board By-law regarding appointments and related matters.

Please note that deletion of the Council member from the Commission resulted in an even number of members so we have added one member to return to an uneven number, and that the attached by-law provides for Council to make appointments on a staggered basis and for such appointments not to go beyond a term of Council.

Director of Legal Services
December 12, 2006



**A By-law to amend Vancouver Civic Theatres Board
By-law No. 3941 regarding appointments and related matters**

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

1. Council repeals sections 2A, 2B, and 2C of By-law No. 3941, and substitutes:

“2A. The Board is to consist of the following members:

- (a) seven individuals whom Council is to appoint for a term of two years more or less, which term is to expire immediately before the first Monday after December 1, 2008;
- (b) after the expiry of the appointments under subsection (a), four individuals whom Council is to appoint for alternating terms not to exceed two years and one year more or less;
- (c) after the expiry of the appointments under subsection (a), three individuals whom Council is to appoint for alternating terms not to exceed one year and two years more or less;

2B. Each first two year term referred to in section 2A, except for subsection (a), is to expire on the second annual anniversary of the date that falls immediately before the first Monday after December 1, 2008, and, thereafter, each two year term is to expire on the second annual anniversary of such date.

2C. Each first one year term referred to in section 2A is to expire on the first annual anniversary of the date that falls immediately before the first Monday after December 1, 2007, and, thereafter, each one year term is to expire on the first annual anniversary of such date.

2D. Despite sections 2A, 2B, or 2C, if Council does not appoint new members on the first Monday after December 1 in any year, Council deems each term referred to in section 2A extended to the day preceding the date of appointment of a successor.

2E. Each member must:

- (a) be an elector of the Greater Vancouver Regional District, or have been a resident of the Greater Vancouver Regional District for not less than six consecutive months immediately preceding the appointment;
- (b) not be a member of Council;
- (c) not be an employee of the city; and

(d) not be a licensee or other user of any civic theatre, or an officer, director, or employee of any such licensee or other user.

2F. A member whose term has expired is eligible for reappointment.

2G. If a vacancy occurs during the term of office of a member, for any cause, Council is to fill such vacancy by appointing an individual to fill such vacancy for the unexpired portion of such term.

2H. Council may revoke the appointment of any member at any time by an ordinary resolution.

2I. Any member who fails to attend four consecutive regular meetings of the Board without leave of the Board is to cease immediately to be a member, and that member's appointment terminates automatically.

2J. All members of the Board are to serve without remuneration."

2. 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**Vancouver Heritage Commission By-law amending by-law
re appointments and related matters**

The attached by-law will implement Council's resolution of November 2, 2006 to amend the Vancouver Heritage Commission By-law regarding appointments and related matters.

Please note that the attached by-law provides for Council to make appointments on a staggered basis and for such appointments not to go beyond a term of Council.

Director of Legal Services
December 12, 2006



BY-LAW NO. _____

**A By-law to amend Vancouver Heritage Commission By-law No. 4800
regarding appointments and related matters**

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

1. This By-law amends the indicated provisions of By-law No. 4800.
2. Council repeals sections 2 and 3, and substitutes:
 - “2. The Commission is to consist of the following members:
 - (a) 11 individuals whom Council is to appoint for a term of two years more or less, which term is to expire immediately before the first Monday after December 1, 2008;
 - (b) after the expiry of the appointments under subsection (a), six individuals whom Council is to appoint for alternating terms not to exceed two years and one year more or less;
 - (c) after the expiry of the appointments under subsection (a), five individuals whom Council is to appoint for alternating terms not to exceed one year and two years more or less;
 - 2A. Each first two year term referred to in section 2, except for subsection (a), is to expire on the second annual anniversary of the date that falls immediately before the first Monday after December 1, 2008, and, thereafter, each two year term is to expire on the second annual anniversary of such date.
 - 2B. Each first one year term referred to in section 2 is to expire on the first annual anniversary of the date that falls immediately before the first Monday after December 1, 2007, and, thereafter, each one year term is to expire on the first annual anniversary of such date.
3. Despite sections 2, 2A, or 2B, if Council does not appoint new members on the first Monday after December 1 in any year, Council deems each term referred to in section 2 extended to the day preceding the date of appointment of a successor.”
3. From section 3A, Council repeals “Every person appointed to the Commission pursuant to subsections (c) and (d) of section 3 hereof shall”, and substitutes “Every individual appointed to the Commission must:”.

EXPLANATION**Vancouver Athletic Commission By-law amending by-law
re appointments and related matters**

The attached by-law will implement Council's resolution of November 2, 2006 to amend the Vancouver Athletic Commission By-law regarding appointments and related matters.

Please note that deletion of the Council member from the Commission reduced the number of members from 5 to 4 so we have added one member to return to 5.

Director of Legal Services
December 12, 2006



BY-LAW NO. _____

**A By-law to amend Vancouver Athletic Commission By-law No. 2875
regarding appointments and related matters**

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

1. Council repeals section 2 of By-law No. 2875, and substitutes:

“2. The Board is to consist of five individuals, each of whom Council is to appoint for an annual term, and each of whom must:

- (a) be an elector of the city, or have been a resident of the city for not less than six consecutive months immediately preceding the appointment;
- (b) not be a member of Council; and
- (c) not be an employee of the city.”

2. 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**Urban Design Panel By-law amending by-law
re appointments and related matters**

The attached by-law will implement Council's resolution of November 2, 2006 to amend the Urban Design Panel By-law regarding the terms of appointments.

Please note that the attached by-law provides for Council to make appointments on a staggered basis and for such appointments not to go beyond a term of Council.

Director of Legal Services
December 12, 2006

BY-LAW NO. _____

**A By-law to amend Urban Design Panel By-law No. 4722
regarding appointments and related matters**

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

1. Council repeals section 3 of By-law No. 4722, and substitutes:

“3. Council is to appoint to the Panel:

- (a) 12 individuals referred to in section 2 for a term of two years more or less, which term is to expire immediately before the first Monday after December 1, 2008;
- (b) after the expiry of the appointments under subsection (a), six individuals referred to in section 2 whom Council is to appoint for alternating terms not to exceed two years and one year more or less; and
- (c) after the expiry of the appointments under subsection (a), six individuals referred to in section 2 whom Council is to appoint for alternating terms not to exceed one year and two years more or less.

3A. Each first two year term referred to in section 3, except for subsection (a), is to expire on the second annual anniversary of the date that falls immediately before the first Monday after December 1, 2008, and, thereafter, each two year term is to expire on the second annual anniversary of such date.

3B. Each first one year term referred to in section 3 is to expire on the first annual anniversary of the date that falls immediately before the first Monday after December 1, 2007, and, thereafter, each one year term is to expire on the first annual anniversary of such date.

3C. Despite sections 3, 3A, or 3B, if Council does not appoint new members on the first Monday after December 1 in any year, Council deems each term referred to in section 3 extended to the day preceding the date of appointment of a successor.”

EXPLANATION

Development Permit Board and Advisory Panel By-law amending by-law re appointments and related matters

The attached by-law will implement Council's resolution of November 2, 2006 to amend the Development Permit Board and Advisory Panel By-law regarding the terms of appointments to the Advisory Panel.

Please note that the attached by-law provides for Council to make appointments on a staggered basis and for such appointments not to go beyond a term of Council.

Director of Legal Services
December 12, 2006



BY-LAW NO. _____

**A By-law to amend Development Permit Board and Advisory
Panel By-law No. 5869 regarding appointments and related matters**

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

1. This By-law amends the indicated provisions of By-law No. 5869.
2. From section 6, Council:
 - (a) repeals

“The memberships of all appointees shall terminate on the expiration of their appointed terms, or at the time their successors are appointed, whichever is later, and all appointees shall be eligible for reappointment.”; and
 - (b) substitutes:

“All appointees are to be eligible for reappointment.”
3. After section 6, Council adds:
 - “6A. Council is to appoint to the Panel:
 - (a) the nine individuals referred to in section 6 for a term of two years more or less, which term is to expire immediately before the first Monday after December 1, 2008;
 - (b) after the expiry of the appointments under subsection (a), five individuals referred to in section 6 whom Council is to appoint for alternating terms not to exceed two years and one year more or less; and
 - (c) after the expiry of the appointments under subsection (a), four individuals referred to in section 6 whom Council is to appoint for alternating terms not to exceed one year and two years more or less.
 - 6B. Each first two year term referred to in section 6A, except for subsection (a), is to expire on the second annual anniversary of the date that falls immediately before the first Monday after December 1, 2008, and, thereafter, each two year term is to expire on the second annual anniversary of such date.
 - 6C. Each first one year term referred to in section 6A is to expire on the first annual anniversary of the date that falls immediately before the first Monday after December 1, 2007, and, thereafter, each one year term is to expire on the first annual anniversary of such date.

EXPLANATION

**Public Art Committee By-law amending by-law
re terms of appointments and related matters**

The attached by-law will implement Council's resolution of November 2, 2006 to amend the Public Art Committee By-law regarding the terms of appointments.

Please note that the attached by-law provides for Council to make appointments on a staggered basis and for such appointments not to go beyond a term of Council.

Director of Legal Services
December 12, 2006

BY-LAW NO. _____



**A By-law to amend Public Art Committee By-law No. 6870
regarding appointments and related matters**

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

1. Council repeals section 5 of By-law No. 6870, and substitutes:

“5. Council is to appoint to the Panel:

- (a) the nine individuals referred to in section 3 for a term of two years more or less, which term is to expire immediately before the first Monday after December 1, 2008;
- (b) after the expiry of the appointments under subsection (a), five individuals referred to in section 3 whom Council is to appoint for alternating terms not to exceed two years and one year more or less; and
- (c) after the expiry of the appointments under subsection (a), four individuals referred to in section 3 whom Council is to appoint for alternating terms not to exceed one year and two years more or less.

5A. Each first two year term referred to in section 5, except for subsection (a), is to expire on the second annual anniversary of the date that falls immediately before the first Monday after December 1, 2008, and, thereafter, each two year term is to expire on the second annual anniversary of such date.

5B. Each first one year term referred to in section 5 is to expire on the first annual anniversary of the date that falls immediately before the first Monday after December 1, 2007, and, thereafter, each one year term is to expire on the first annual anniversary of such date.

5C. Despite sections 5, 5A, or 5B, if Council does not appoint new members on the first Monday after December 1 in any year, Council deems each term referred to in section 5 extended to the day preceding the date of appointment of a successor.”

5D. Council may rescind all or any appointments at any time in its discretion.”

2. 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

Crossing By-law amending by-law regarding 2007 fee increases

The attached by-law will implement Council's resolution of November 28, 2006 to amend the Crossing By-law to increase certain fees from and after January 1, 2007.

Director of Legal Services
December 12, 2006

BY-LAW NO. _____



**A By-law to amend Crossing By-law No. 4644
regarding 2007 fee increases**

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

1. In section 9 of the Crossing By-law, Council:
 - (a) after “charges”, strikes out “, inclusive of a goods and services tax imposed under the Excise Tax Act (Canada),”;
 - (b) strikes out “\$327.00”, and substitutes “\$316.97”; and
 - (c) strikes out “\$40.00”, and substitutes “\$38.78”.
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

Encroachment By-law amending by-law regarding 2007 fee increases

The attached by-law will implement Council's resolution of November 28, 2006 to amend the Encroachment By-law to increase certain fees from and after January 1, 2007.

Director of Legal Services
December 12, 2006

BY-LAW NO. _____

**A By-law to amend Encroachment By-law No. 4243
regarding 2007 fee increases**

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

1. Council repeals section 3A(4), and substitutes:

“In addition to the fees payable under section A of the schedule hereto, and in lieu of any continuing annual charges, the owners of the real property to which anchor rods will be appurtenant must pay a one-time charge of \$41.82, exclusive of a goods and services tax imposed under the Excise Tax Act (Canada), per square metre of area of the proposed excavation face that will be supported by anchor rods and abuts a street or lane as calculated by the Engineer.”

2. Council repeals Part A of the Schedule attached to the Encroachment By-law, and substitutes:

“A. PERMIT FEES, exclusive of a goods and services tax imposed under the Excise Tax Act (Canada)

For the construction, repair or removal of an encroachment:

For an encroachment of up to and including
20 square metres \$ 46.53

For each additional square metre or part
thereof \$ 4.22

To a maximum fee of..... \$326.66”.

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**Street and Traffic By-law amending by-law
regarding 2007 fee increases**

The attached by-law will implement Council's resolution of November 28, 2006 to amend the Street and Traffic By-law to increase certain fees from and after January 1, 2007.

Director of Legal Services
December 12, 2006



BY-LAW NO. _____

**A By-law to amend Street and Traffic By-law No. 2849
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 of the Street and Traffic By-law.
2. In section 23.4, Council:
 - (a) strikes out “inclusive”, and substitutes “exclusive”;
 - (b) from subsection (a), strikes out “\$59.00”, and substitutes “\$57.55”;
 - (c) from subsection (b), strikes out “\$45.00”, and substitutes “\$43.40”; and
 - (d) from subsection (c), strikes out “\$30.00”, and substitutes “\$29.25”.
3. From section 30(7)(c), Council strikes out “\$672.00, inclusive”, and substitutes “\$651.39, exclusive”.
4. In section 67A(6), Council:
 - (a) strikes out “inclusive”, and substitutes “exclusive”;
 - (b) from subsection (a), strikes out “\$95.00”, and substitutes “\$92.08” and
 - (c) from subsection (b), strikes out “\$32.00” and substitutes “\$31.02”.
5. In section 80(2), Council strikes out:
 - (a) “inclusive”, and substitutes “exclusive”; and
 - (b) “\$146.00”, “\$207.00”, “\$632.00”, “\$1,187.00”, “\$2,362.00”, “\$2,826.00”, “\$291.00”, and “\$521.00”, and substitutes “\$141.53”, “\$200.65”, “\$612.63”, “\$1,150.60”, “\$2,289.58”, “\$2,739.36”, “\$282.08”, and “\$505.03” respectively.

EXPLANATION

Street Vending By-law amending by-law regarding 2007 fee increases

The attached by-law will implement Council's resolution of November 28, 2006 to amend the Street Vending By-law to increase certain fees from and after January 1, 2007 exclusive of goods and services tax.

Director of Legal Services
December 12, 2006

BY-LAW NO. _____



**A By-law to amend
Street Vending By-law No. 4781
regarding 2007 fee increases**

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

1. Council repeals Schedule A of the Street Vending By-law, and substitutes Schedule A attached to this By-law, which new Schedule A is to form part of the Street Vending By-law.
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

Schedule A

Application Fees

The following fees shall be paid upon application for a permit:

- | | | |
|-----|---|----------|
| (a) | general street vendor | \$ 50.00 |
| (b) | sidewalk occupancy accessory
to a food vending establishment | \$ 50.00 |

Permit Fees

The following fees shall be paid prior to issuance of a permit, exclusive of a goods and services tax imposed under the *Excise Tax Act* (Canada) unless otherwise stated:

- | | | |
|-------|---|---|
| (a) | general street vendor | |
| | (i) food | \$894.70 per year |
| | (ii) all other products | \$670.78 per year |
| (b) | special event market vendor | \$ 91.12 per block per
day to a maximum fee of
\$359.63 per day |
| (b.1) | individual special event
vendor (not available for
an event for which a special
event market vendor permit
under clause (b) has already
been issued) | \$ 29.08 per day |
| (c) | mobile street vendor | |
| | (i) with motorized unit | \$241.37 per year |
| | (ii) without motorized unit | \$121.16 per year |
| (d) | blind street vendor any category | \$ 1.00 per year
(no g.s.t.) |

- (e) street use for the display of
produce, plants and cut flowers
for each square foot of display area \$ 3.63 per year
subject to a minimum fee of \$101.78 per year

- (f) street use for the provision
of tables and chairs accessory
to a food vending establishment \$280.14 per year

EXPLANATION

Solid Waste By-law amending by-law re garbage can and yard waste service and 2007 fee increases

The attached by-law will implement Council's resolution of December 12, 2006 to amend the Solid Waste By-law regarding garbage can and yard waste service and 2007 fee increases.

Director of Legal Services
December 12, 2006



**A By-law to amend Solid Waste By-law No. 8417
regarding garbage can and yard waste
service 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 By-law No. 8417.
2. In section 2, Council:
 - (a) after the definition of “house”, adds:

‘ “leaf bag” means a biodegradable paper bag supplied by the owner or occupier of property for the deposit of leaves,

“leaf can” means a container supplied by the owner or occupier of property for the deposit of leaves, ’;
 - (b) after subsection (c) in the definition of “owner”, adds:

“(d) a strata corporation or cooperative association, and”;
 - (c) from the definition of “tax roll”, strikes out “and” at the end;
 - (d) from the definition of “yard waste”, strikes out:
 - (i) “less than 15 cm in diameter and 0.9 m in length”, and
 - (ii) the period from the end, and substitutes “, and”;
 - (e) after the definition of “yard waste”, adds:

‘ “yard waste cart” means a wheeled container supplied by the city for the deposit of yard waste. ’
3. Council repeals section 4.2(6), and substitutes:
 - (6) Garbage Carts - Weight and Content Limits

An owner or occupier must not fill a garbage cart in its possession:

- (a) to a gross weight that exceeds:

Garbage Cart Size	Weight Limit
75 litres	30 kg
120 litres	50 kg
180 litres	75 kg
240 litres	100 kg
360 litres	150 kg

- (b) to the extent that the lid does not close; or
- (c) to the extent that the collector cannot easily empty the contents.

4. After section 4(7), Council adds:

“(8) Service to Strata Corporation or Cooperative Association

The city will provide garbage cart service for apartments and rowhouses to the strata corporation or cooperative association.”

5. From section 4.3(6), Council strikes out “supplied to”, and substitutes “supplied by”.

6. Council repeals sections 6.1 to 6.4, and substitutes:

“6.1 Service Conditional on Compliance

Yard waste material will only be collected by the City where the owners and occupiers have complied with Sections 6.5, 6.6, 6.7, 7.2, 7.3, 7.4 and 7.6.

6.2 Yard Waste Service Allocation

The city will allocate, at the appropriate rate set out in Part V of Schedule B to this By-law, a minimum of one 120 litre yard waste cart:

- (a) per property for houses, rowhouses, rental apartments, and apartments;
and
- (b) per dwelling unit for strata duplexes.

6.3 Additional Yard Waste Cart Service

(1) Request for Service

An owner may request the City Engineer, in writing, to provide yard waste cart service additional to that referred to in section 6.2.

(2) *Entry on Tax Roll*

If the City Engineer approves additional yard waste cart service, the Director of Finance will enter the appropriate rate set out in Part V of Schedule B of this By-law on the property tax roll for that owner's parcel.

6.4 Service to Strata Corporation or Cooperative Association

The city will provide yard waste cart service for apartments and rowhouses to the strata corporation or cooperative association.

6.5 Permitted Type of Yard Waste Cart

Subject to section 6.8, if the city provides yard waste service to an owner or occupier, the owner or occupier must place all yard waste for collection in the yard waste cart or carts.

6.6 Yard Waste Carts - Weight and Content Limits

An owner or occupier must not fill a yard waste cart in its possession:

- (a) to a gross weight that exceeds:

Yard Waste Cart Size	Weight Limit
120 litres	50 kg
180 litres	75 kg
240 litres	100 kg
360 litres	150 kg

- (b) to the extent that the lid does not close; or
(c) to the extent that the collector cannot easily empty the contents.

6.7 Yard Waste Cart Conditions of Use

An owner or occupier must keep each yard waste cart in its possession in good condition, and not noxious, offensive or dangerous to public health, and must return it to the city upon request.

6.8 Fall Leaf Collection

- (1) Additional Cans and Bags of Leaves

From October 1 to January 31, the city will collect excess leaves that:

- (a) do not fit in a yard waste cart; and
- (b) the owner or occupier has placed in leaf cans or in standard biodegradable paper bags, the weight of which does not exceed 20 kilograms.

(2) Permitted Types of Leaf Cans

Where the City provides leaf can collection service, all leaves intended for collection and disposal must be placed in cans provided by the owner or occupier, which cans must be:

- (a) rigid with fixed handles, a smooth rim and a metal or plastic cover,
- (b) no greater than 60 centimetres in diameter or width at the top, tapered down towards the bottom, having an overall height of not more than 80 centimetres and having a capacity of not more than 100 litres,
- (c) maintained at all times in good repair and watertight condition,
- (d) kept in a condition not noxious, offensive or dangerous to public health, and
- (e) clearly displaying a leaf can label as supplied by the City.

Instead of the types of cans described in this section 6.8(2), an owner or occupier may provide any other shape, nature, capacity or design of cans as the City Engineer may approve.

(3) Leaf Cans - Weight and Content Limits

Leaf cans must not be filled,

- (a) so that the gross weight exceeds 20 kilograms, or
- (b) in such a manner that
 - (i) the contents cannot be easily emptied, or
 - (ii) that the cover cannot be properly fitted.

7. Council repeals the title to section 7.2, and substitutes:

“Inspection/Replacement of Garbage Carts/Garbage Cans/Yard Waste Carts/Leaf Cans/Blue Box Recycling Containers/Recycling Carts”.

8. To section 7.2(1), after “garbage carts”, Council adds “yard waste carts, leaf cans”.
9. In section 7.3, Council:
 - (a) in subsections (1), (2), (3), (4), and (6), after “garbage carts”, adds “garbage bags, yard waste carts, leaf cans, leaf bags”; and
 - (b) in subsection (5), after “garbage cart”, adds “or yard waste cart”.
10. In section 7.5, Council:
 - (a) numbers the paragraph as “(1)”;
 - (b) in subsection (1), strikes out “any service”, and substitutes “any garbage service”; and
 - (c) after subsection (1), adds:
 - “(2) A strata corporation or cooperative association may request the City Engineer, in writing, not to allocate yard waste service to its apartment, rental apartment, or rowhouse property.”
11. In section 7.6, Council:
 - (a) numbers the paragraph as “(1)”;
 - (b) strikes out “paper or cardboard or both”, and substitutes “recyclable material”; and
 - (c) after subsection (1), adds:
 - “(2) No garbage bag, garbage can, or garbage cart from which the City Engineer collects garbage may contain more than 10% yard waste by volume.
 - (3) No yard waste cart from which the City Engineer collects yard waste may contain tree limbs larger than 10cm diameter and 0.5m in length.”
12. From section 8.7(a), Council strikes out “back”, and substitutes “bag”.
13. In section 10.1, Council:
 - (a) from subsection (1), strikes out “and 6.2”, and substitutes “, 6.2 and 6.3”; and
 - (b) to subsection (2)(a), after “garbage carts”, adds “or yard waste carts”.

14. In Section IV.B. of Schedule B, Council:
- (a) strikes out “for each collection involving a carryout”; and
 - (b) strikes out “\$1.45”, “\$3.45”, and “\$6.00”, and substitutes “\$80.00”, \$180.00”, and “\$320.00” respectively.

15. Council repeals Section V of Schedule B, and substitutes:

For properties which receive yard waste collection service under Part VI - Yard Waste Service, per calendar year, payable concurrently with each year’s real property taxes

Size of Yard Waste Cart	Rate
120 litres	\$43
180 litres	\$47
240 litres	\$52
360 litres	\$62

16. 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

Water Works By-law regarding 2007 fee increases

Enactment of the attached by-law will implement Council's resolution of December 12, 2006 respecting new water rates and fees for 2007 to be effective from January 1, 2007.

Director of Legal Services
December 12, 2006



BY-LAW NO. _____

**A By-law to amend
Water Works By-law No. 4848
regarding 2007 fee increases**

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

1. Council repeals Schedules A to I inclusive of the Water Works By-law, and substitutes:

“SCHEDULE A: Flat Rate Connection Fees

<i>Service Pipe Size</i>	<i>Single-Family and Two-Family Dwellings</i>
20 mm (¾")	\$2,978.00
25 mm (1")	3,098.00
40 mm (1 ½")	3,572.00
50 mm (2")	3,572.00

<i>Service Pipe Size</i>	<i>Other Connections</i>
20 mm (¾")	\$5,957.00
25 mm (1")	6,199.00
40 mm (1 ½")	7,153.00
50 mm (2")	7,153.00
100 mm (4")	10,341.00
150 mm (6")	12,790.00
200 mm (8")	13,967.00
300 mm (12")	19,656.00

SCHEDULE A.1: Removal Fees

Service Pipe Size

20 mm (¾") to 50 mm (2") inclusive	\$ 749.00
100 mm (4") to 300 mm (12") inclusive	2,245.00

SCHEDULE B: Annual Flat Rate Service Charges for Residential Properties

The following charges apply to single family dwellings and dwellings comprising not more than two separate dwelling units:

Single Dwelling Unit	\$349.00
Single-Family with suite	473.00
For each strata title duplex	236.00

SCHEDULE C: Annual Flat Rate Service Charges for Unmetered Fire Service Pipes

Fire Service Pipe Size

50 mm (2") or smaller	\$164.00
75 mm (3")	246.00
100 mm (4")	340.00
150 mm (6")	393.00
200 mm (8")	460.00
250 mm (10")	488.00
300 mm (12")	524.00

SCHEDULE D: Charges for Metered Water Service

<i>Two Month Period</i>	<i>Four Month Period</i>	<i>Rate In Dollars per Unit (2,831.6 Litres)</i>
Per unit	Per unit	\$1.687

A minimum charge of 8 units per month will be charged should lower or no consumption be recorded in any billing period.

SCHEDULE E: Meter Service Charges

The following schedule shows the meter charge based on the size and type of meter, payable on each service, in addition to water consumption charges:

Per Two Month Period

Services with Standard Type Meters

17 mm (1/2") and 20 mm (3/4")	\$ 24.00
25 mm (1")	26.00
40 mm (1 1/2")	30.00
50 mm (2")	39.00
75 mm (3")	79.00
100 mm (4")	96.00
150 mm (6")	124.00
200 mm (8")	192.00
250 mm (10")	236.00
300 mm (12")	282.00

Services with Low Head Loss Meters/Detector Check Valves

100 mm (4")	\$111.00
150 mm (6")	162.00
200 mm (8")	217.00
250 mm (10")	270.00
300 mm (12")	323.00

Per Four Month Period

Services with Standard Type Meters

17 mm (½") and 20 mm (¾")	\$ 30.00
25 mm (1")	36.00
40 mm (1½")	47.00
50 mm (2")	63.00

SCHEDULE F: Charges for Temporary Water Service During Construction

The following charges are additional to any charges needed to provide temporary service pipes:

	<i>Building Size in Square Meters of Gross Floor Area</i>	<i>Rate in Dollars of Gross Floor Area Per Building</i>
Up to and including	500	\$154.00
Over 500 but not exceeding	2,000	302.00
Over 2,000 but not exceeding	9,000	454.00
Over 9,000 but not exceeding	24,000	762.00
Over 24,000 but not exceeding	45,000	1,141.00
Over 45,000		1,514.00

SCHEDULE G: Fees for Installation of Water Meters

<i>Size of Standard Meter</i>	<i>Meter on City Property</i>	<i>Meter on Private Property</i>
20 mm (¾")	\$ 2,323.00	\$293.00
25 mm (1")	2,390.00	311.00
40 mm (1½")	2,470.00	311.00
50 mm (2")	2,470.00	441.00
75 mm (3")	8,798.00	681.00
100 mm (4")	8,798.00	681.00
150 mm (6")	30,365.00	762.00
200 mm (8")	30,365.00	882.00
250 mm (10")	36,428.00	1,148.00
300 mm (12")	36,428.00	1,148.00

SCHEDULE H: Miscellaneous Fees for Water Users

Cross Connection Control Administration Fees	
First Assembly	\$20.00
Additional Assembly	10.00
Charges when service pipes are shut off for more than 90 days for 15mm, 20mm or equivalent unmetered services, for each month or part thereof	2.00

SCHEDULE I: Miscellaneous Charges

Charges for Returned Cheques	\$35.00
Residual Water Pressure Estimate Fee	
Original calculation	35.00
Additional copies for same location	10.00
Miscellaneous water information requests (per hour)	40.00".

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

Sewer and Watercourse By-law regarding 2007 fees

Enactment of the attached by-law will implement Council's resolution of December 12, 2006 respecting new sewer and watercourse rates and fees for 2007 to be effective from January 1, 2007.

Director of Legal Services
December 12, 2006

BY-LAW NO. _____

**A By-law to amend
Sewer and Watercourse By-law No. 8093
regarding 2007 fee increases**

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

1. Council repeals Parts I, III, IV, and V of Schedule A to the Sewer and Watercourse By-law, and substitutes:

"PART I

SEWER CONNECTION RATES

Every applicant for a public sewer connection must, at the time of application, pay to the City the following rates:

1.	Public sewer connection, for One-Family or Two-Family Dwellings:	\$ 6,442.00
2.	Public sewer connection, other than One-Family or Two-Family Dwellings:	
	a) 4 inch/100 mm diameter	\$ 8,416.00
	b) 6 inch/150 mm diameter	\$ 10,157.00
	c) 8 inch/200 mm diameter	\$ 11,490.00
	d) 10 inch/250 mm diameter	\$13,257.00
	e) 12 inch/300 mm diameter	\$15,063.00
	f) 15 inch/375 mm diameter	\$16,843.00
	g) greater than 15 inch/375 mm diameter pursuant to Sentence 2.7(2)	\$16,843.00
	h) manhole installation in conjunction with a public sewer connection pursuant to Sentence 2.7(3)	At cost, pursuant to Sentence 2.7(3)
3.	Where a public sewer connection will be placed more than 5 feet below the ground elevation, taken to the nearest foot and measured at the centre line of the street or lane as determined by the City Engineer, the fees payable shall be an amount equivalent to an increase of 10%, for each additional foot below 5 feet, of the fee otherwise payable by section 1 or 2 above.	

4.		New fitting on a twin sewer pursuant to Sentence 2.7(4)	\$ 3,139.00
5.		New fitting on a single sewer pursuant to Sentence 2.7(4)	\$ 1,383.00
6.		Inspection of a plumbing system, subsoil drainage pipes and a building sewer	\$ 218.00

PART III

**FLAT RATES
FOR UNMETERED PROPERTY**

Single Family Dwelling	\$171.00
Single Family Dwelling with Suite	\$231.00
Strata Duplex (per dwelling unit)	\$115.00
2 Services, 1 Lot	\$342.00
3 Services, 1 Lot	\$513.00
4 Services, 1 Lot	\$684.00
Parking Lot/Garden	\$ 97.00

PART IV

**FLAT RATES FOR OTHER PROPERTY
OR SHUT OFF WATER SERVICE**

Other Property	\$97.00
Turned Off, 1 Service	\$97.00
Turned Off, 2 Services	\$97.00
Turned Off, 3 Services	\$97.00

PART V

UNIT-BASED RATES FOR METERED PROPERTY

Minimum Charge	\$7.16
Metered Property Rate	\$1.053
Waste Discharge Permit User Rate	\$0.09776

2. Council repeals Part II of Schedule B to the Sewer and Watercourse By-law, and substitutes:

"PART II

BOD/TSS/FLOW RATES

A. Usage-Based Rate:

BOD Load Rate (per kilogram of BOD Load)	\$0.035
TSS Load Rate (per kilogram of TSS Load)	\$0.327
Flow Rate (per cubic metre of Flow)	\$0.041

B. GVS&DD Sewage Facility - Capacity Utilization Rate:

BOD Load Capacity Utilization Rate (per Average BOD Load/Operating Day/ per year, as calculated below)	\$ 3.194
TSS Load Capacity Utilization Rate (per Average TSS Load/Operating Day/ per year, as calculated below)	\$23.179
Flow Load Capacity Utilization Rate (per Average Flow/Operating Day/ per year, as calculated below)	\$29.496

EXPLANATION**A By-law to amend the Zoning and Development By-law
re 3585 Grandview Highway**

After the public hearing on July 11, 2006, Council resolved to amend the Zoning and Development By-law to create a CD-1 zone for a Costco development on this site. 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
December 12, 2006

3585 Grandview Highway



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-582(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 (452).

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (452) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Manufacturing Uses, limited to Bakery Products Manufacturing, Batteries Manufacturing, Brewing or Distilling, Chemicals or Chemical Products Manufacturing - Class B, Clothing Manufacturing, Dairy Products Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing - Class B, Furniture or Fixtures Manufacturing, Ice Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Machinery or Equipment Manufacturing, Metal Products Manufacturing - Class B, Miscellaneous Products Manufacturing - Class B, Motor Vehicle Parts Manufacturing, Non-metallic Mineral Products Manufacturing - Class B, Paper Manufacturing, Paper Products Manufacturing, Plastic Products Manufacturing, Printing or Publishing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Software Manufacturing, Textiles or Knit Goods Manufacturing, Tobacco Products Manufacturing, Transportation Equipment Manufacturing, and Wood Products Manufacturing - Class B;
- (b) Office Uses, limited to General Office, but not including offices of accountants, lawyers, notaries public, and real estate, advertising, insurance, travel and ticket agencies;

- (c) Retail Uses, limited to Furniture or Appliance Store, Gasoline Station - Full Serve, Gasoline Station - Split Island, Retail Store, and Vehicle Dealer;
- (d) Service Uses, limited to Animal Clinic, Auction Hall, Catering Establishment, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop - Class A, Repair Shop - Class B, School - Vocational or Trade, Sign Painting Shop, and Work Shop;
- (e) Transportation and Storage Uses, limited to Cold Storage Plant, Mini-Storage Warehouse, Packaging Plant, Storage Warehouse, Storage Yard, Taxicab or Limousine Station, Truck Terminal or Courier Depot, Weighing or Inspection Station, and Works Yard;
- (f) Utility and Communication Uses, limited to Public Utility, Radiocommunication Station, and Recycling Depot;
- (g) Wholesale Uses, limited to Cardlock Fuel Station, Junk Yard or Shop, Lumber and Building Materials Establishment, Wholesaling - Class A, and Wholesaling - Class B; and
- (h) Accessory Uses customarily ancillary to the uses listed in this section 2.2, except that:
 - (i) the total area of all accessory uses must not exceed 33 1/3% of gross floor area of the principal and accessory uses combined, and
 - (ii) a wall must separate the floor area in accessory uses accessible to the general public from the floor area in other uses.

Conditions of use

3.1 If the premises for any retail use consist of more than 1 000 m² of gross floor area, the premises for every retail use must consist of at least 929 m² of gross floor area.

3.2 Despite section 2.2, a use must not include:

- (a) except for transportation and storage uses approved by development permit, the bulk storage, pending distribution off site, of explosives, fireworks, ammunition, matches, flares, radioactive material, coal tar products or derivatives, or, except for a gasoline station - full serve or gasoline station - split island, compressed gas or petroleum;
- (b) the bulk storage, other than wholly within a completely enclosed building or suitably contained for distribution off-site, of lime, fertilizer, toxic or corrosive chemicals or acids, flammable liquids or solids, scrap or junk, rags or cotton waste, fungicides, herbicides or pesticides, paint, varnish, oil shellac or turpentine, grain, hops or sugar, fish, fish oil or meal, animal oil or fat, or vegetable oil;

- (c) except for an animal clinic, laboratory or retail store, the keeping of live animals; or
- (d) except for a gasoline station - full serve, the storage of goods or materials other than within a completely enclosed building unless a suitable fence or wall restricting public access encloses the yard or portion of the yard containing the goods or materials.

Density

4.1 Computation of floor area must assume that the site includes all parcels to which this By-law applies, and consists of 25 920 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

4.2 The floor space ratio for:

- (a) all uses combined must not exceed 3.0;
- (b) all manufacturing uses, transportation and storage uses, utility and communication uses, wholesale uses, and laboratories, laundry or cleaning plants, production or rehearsal studios, repair shops - class A, and work shops, combined, must not exceed 3.0;
- (c) a catering establishment, motor vehicle repair shop, photofinishing or photography laboratory, or sign painting shop must not exceed 1.0; and
- (d) all retail uses, including accessory uses customarily ancillary to retail uses but excluding vehicle dealer, combined, must not exceed 0.39.

4.3 Despite anything to the contrary in section 4.2, all general office uses, combined, must not exceed the greater of 235 m² or 33 1/3% of the total gross floor area of all principal and accessory uses combined.

4.4 Computation of floor space ratio must include all floors of all buildings, including accessory buildings, both above and below ground, measured to the extreme outer limits of the building.

4.5 Computation of floor space ratio must exclude:

- (a) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length, or

- (ii) are above base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
- (b) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause is not to apply to walls in existence before March 14, 2000.

Building height

5.1 The building height, measured above base surface, must not exceed 18.3 m, except that the building height, measured above base surface, of:

- (a) the building existing on the date of enactment of this By-law must not exceed 13.4 m; and
- (b) any other building containing only retail uses must not exceed 12.2 m.

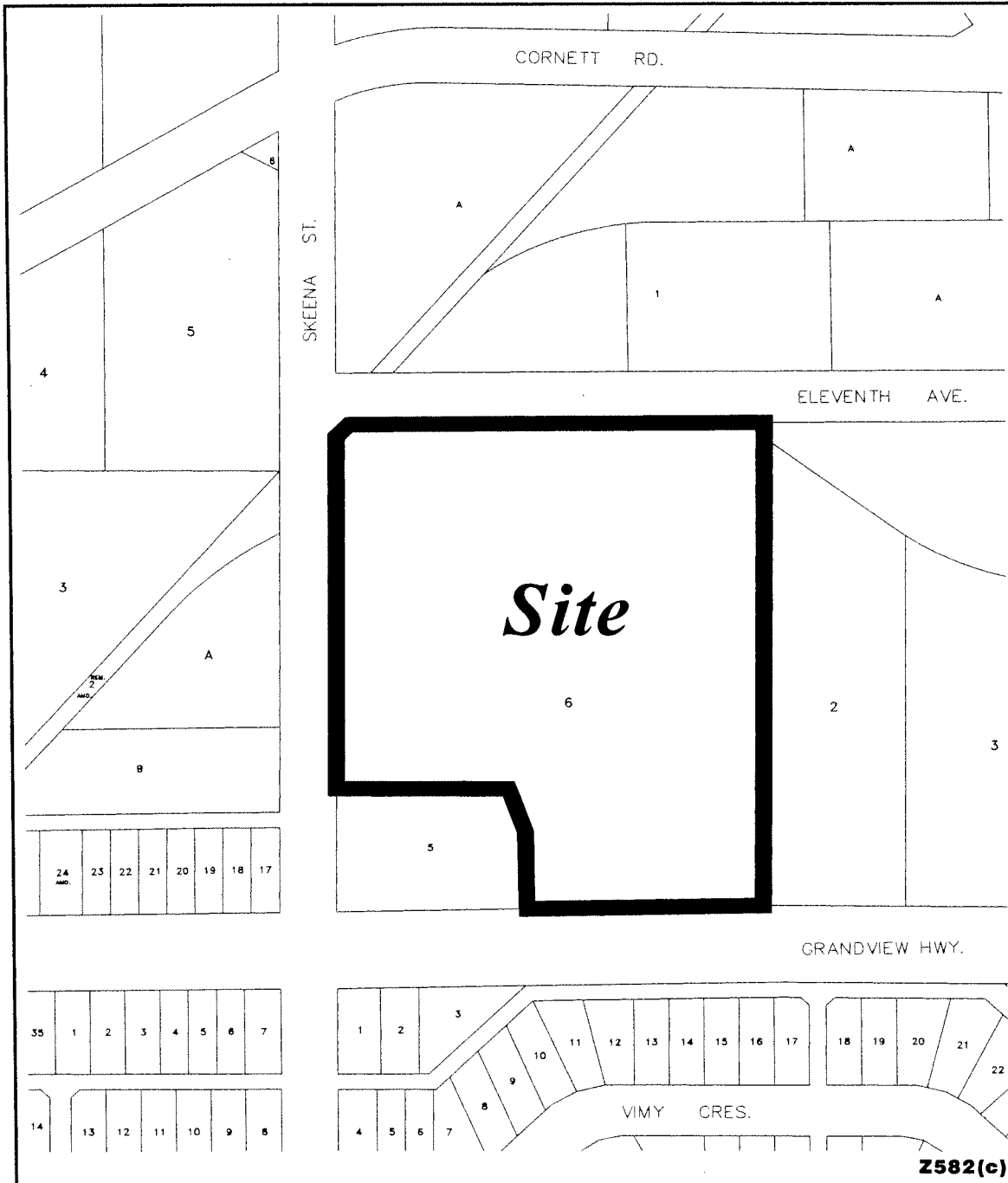
5.2 Despite section 5.1, except for subsections (a) or (b), the Director of Planning or Development Permit Board may allow an increase in the height of a building to a height not exceeding 30.5 m, measured above the base surface, if the Director of Planning or Development Permit Board first considers:

- (a) all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential districts;
- (b) the submission of any advisory group, property owner, or tenant; and
- (c) the effect on developments in nearby residential districts of building height, bulk and siting on:
 - (i) daylight access, meaning that there is no shadow impact at 10 a.m., noon, and 2 p.m. on September 21 and March 21, and
 - (ii) visual privacy, meaning the separation of building facades by at least 24.4 m.

Parking, loading, and bicycle spaces

6. Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law.

Schedule A



Z582(c)

RZ - 3585 Grandview Highway

map: 1 of 1

scale: 1:2000



City of Vancouver

date: June 9, 2006

EXPLANATION

A By-law to amend the Zoning and Development By-law re landscaping for 3585 Grandview Highway

After the public hearing on July 11, 2006, Council resolved to amend the Zoning and Development By-law regarding a landscaping setback for a Costco development on this site. 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
December 12, 2006

3585 Grandview Highway
Landscaped setback



BY-LAW NO. _____

**A By-law to amend
Zoning and Development By-law No. 3575**

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

1. To Schedule C of the Zoning and Development By-law, in the appropriate alphabetical sequence, Council adds each of the following:

“East 11th Avenue, south side, from Skeena Street to a
point 152.5 m east of the easterly limit of Skeena Street 3.6 m”

“Skeena Street, east side, from East 11th Avenue to a
point 143.3 m south of the easterly limit of Skeena Street 3.6 m”

2. 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

A By-law to amend the Sign By-law re 3585 Grandview Highway

After the public hearing on July 11, 2006, Council resolved to amend the Sign By-law regarding a Costco development on this site. 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
December 12, 2006

3585 Grandview Highway



BY-LAW NO. _____

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

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

1. To the end of Schedule E of the Sign By-law, in the appropriate columns, Council adds:
"3585 Grandview Highway CD-1(452) B (I-2)".
2. 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

BORROWING - \$60,000,000

Section 263 of the *Vancouver Charter* authorizes Council, without the assent of the electors, to borrow from time to time by way of promissory notes or overdraft such sums as the Council deems necessary to meet the lawful expenditures of the City pending collection of real property taxes.

The authority permits the Director of Finance to borrow on a day-to-day basis and is used only for short periods of time if the need arises.

Enactment of the attached by-law to take effect January 8, 2007, will authorize the Director of Finance to borrow a sum of money by overdraft of which the total outstanding at any one time must not, during the period from January 8, 2007 to January 7, 2008 exceed \$60,000,000.

Director of Legal Services
December 12, 2006

BY-LAW NO. _____



**A By-law to authorize the borrowing
of certain sums of money from
January 8, 2007 to January 7, 2008
pending the collection of real property taxes**

PREAMBLE

In exercise of the power provided by Section 263 of the *Vancouver Charter*, Council deems it necessary to authorize the Director of Finance to borrow from time to time on behalf of the City of Vancouver, by way of overdraft, a sum or sums of money of which the total outstanding must not on any one day during the period from January 8, 2007 up to and including January 7, 2008 exceed \$60,000,000 to meet the lawful expenditures of the City pending the collection of real property taxes and to provide for the repayment of the monies so borrowed as hereinafter set forth.

By Section 263 of the *Vancouver Charter*, Council may provide by by-law for the hypothecation, subject to any prior charge thereon, to the lender, of any amounts receivable from other governments and the whole or any part of the real property taxes then remaining unpaid, together with the whole or part of the real property taxes levied or to be levied for the year in which the by-law is passed, provided that if the by-law is passed before the passing of the rating by-law, the amount of the current taxes that may be hypothecated must be not more than 75% of the real property taxes levied in the next preceding year.

NOW THEREFORE the Council of the City of Vancouver, in public meeting, enacts as follows:

1. In this By-law, the words "real property taxes for general purposes" means that portion of the real property taxes levied or to be levied pursuant to an annual general rating by-law to meet expenses of the City other than the payment of interest on outstanding debentures, payments of principal on serial debentures and payments to sinking funds in respect of debenture debt.

2. The Director of Finance is hereby authorized to borrow on behalf of the City of Vancouver from any lender by way of overdraft a sum or sums of money of which the total outstanding must not on any one day during the period from January 8, 2007 to and including January 7, 2008 exceed \$60,000,000 in such amounts and at such time or times (subject as herein provided) as the same may be required, bearing interest at such rate or rates as agreed to by the Director of Finance and the lender or lenders at the time of such borrowing, and to cause the sum or sums to be paid into the hands of the City Treasurer of the City of Vancouver for the purpose of meeting the lawful expenditures of the City of Vancouver pending the receipt of monies from other governments and the collection of real property taxes by the City of Vancouver, upon the following conditions:

- (a) the monies so borrowed as herein provided, together with interest thereon, will be a liability payable out of the revenues of the City of Vancouver and must be payable and repaid to the lenders on or before January 7, 2008;
- (b) the City of Vancouver hereby hypothecates as security for the repaying of
 - (i) the monies so borrowed up to and including December 31, 2007, the real property taxes for general purposes remaining unpaid as of January 8, 2007 together with the real property taxes for general purposes to be levied in the year 2007 in an amount equal to not more than \$332,281,500.00 which amount is equal to 75% of the real property taxes for general purposes levied in 2006, and
 - (ii) the monies so borrowed subsequent to December 31, 2007, the real property taxes for general purposes then remaining unpaid and any amounts receivable by the City of Vancouver from other governments as of December 31, 2007;

and the said taxes will be a security for the monies so borrowed under this by-law, and such taxes and monies receivable from other governments must be applied, inter alia, in the repayment of such monies so borrowed by way of overdraft and the interest thereon, provided always that the granting of such security will in no way limit or affect the general liability of the City of Vancouver.

- 3. Council repeals By-law No. 9223.
- 4. This By-law is to come into force and take effect on January 8, 2007.

ENACTED by Council this _____ day of _____, 2006

Mayor

City Clerk