

EXPLANATION**A By-law to amend CD-1 By-law No. 8880**

After the public hearing on January 30, 2007, Council resolved to amend the King Edward Village rezoning by-law to provide that at least 2 508 m² of floor area must consist only of a grocery store, and to increase the maximum building height. 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
March 13, 2007

4028 Knight Street



BY-LAW NO. _____

A By-law to amend CD-1 By-law No. 8880

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

1. This By-law amends the indicated provisions of CD-1 By-law No. 8880.
2. From section 4.1, Council strikes out “3.80”, and substitutes “3.86”.
3. Council re-numbers sections 4.2, 4.3, and 4.4 as sections 4.3, 4.4., and 4.5 respectively.
4. After section 4.1, Council adds:

“4.2 At least 2 508 m² of floor area must consist only of a grocery store, being the use of premises to retail food, including food manufactured on the premises as an integral part of the retail operation, and an accessory drug store or other use customarily ancillary to a grocery store but does not include Neighbourhood Grocery Store or specialty shops such as bakeries, butchers, delicatessens, candy shops, and ice cream parlours which limit sales to a particular type of food.”
5. From section 5, Council strikes out “51.0” and “16”, and substitutes “54.0” and “17” respectively.
6. In section 7.1, Council:
 - (a) repeals subsections (a) and (b); and
 - (b) re-letters subsections (c) and (d) as subsections (a) and (b) respectively.
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.
8. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2007

Mayor

City Clerk

EXPLANATION

**Heritage Taxation Exemption By-law
re certain commercial parcels
on Woodward's site**

On March 21, 2006, Council approved a heritage taxation exemption for the market commercial parcels on the Woodward's site.

Director of Legal Services
March 13, 2007

BY-LAW NO. _____



**Heritage Taxation Exemption By-law
for certain parts of the Woodward's site
designated for commercial use**

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

**SECTION 1
INTERPRETATION**

Definitions

1.1 In this By-law:

“commercial parcels” means those three portions, described in Schedule A, of the eligible heritage property described as Parcel Identifier: 026-653-028, Lot W, Block 4, Group 1, Old Granville Townsite, New Westminster District, Plan BCP23522; and

“occupancy permit” means an occupancy permit issued by the Chief Building Official under the Building By-law.

Schedules

1.2 The schedules attached to this By-law form part of this By-law.

Severability

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

**SECTION 2
HERITAGE TAXATION EXEMPTION**

Exemption of commercial parcels

2.1 Council exempts from real property taxation the commercial parcels:

(a) to a value of \$8,140,000.00, divided equally among the commercial parcels, calculated from and after the commencement date; or

(b) for ten years, calculated from and after the commencement date;

whichever first occurs.

Commencement date for exemption

2.2 If issuance of the occupancy permit or, if more than one, of the last occupancy permit with respect to the buildings in the commercial parcels, authorized under development application number DE409942, occurs:

- (a) before October 31st, the commencement date referred to in section 2.1 is to be January 1st of the next calendar year;
- (b) on or after October 31st, the commencement date is to be January 1st of the calendar year after the next calendar year.

Pro rating

2.3 Despite section 2.1(a), if, in any year, the balance of the value of the exemption is not sufficient to cover the real property taxes for that year for all the commercial parcels, there must be a pro rating of that balance among the three parcels, based on the then current assessed value of the land and improvements comprising each of those parcels.

Expiry of exemption

2.4 If the applicant for the development permit does not fulfil, or cause to be fulfilled, all requirements necessary to obtain issuance of an occupancy permit or, if more than one, of the last occupancy permit with respect to the work authorized for the commercial parcels pursuant to development application number DE409942 within 60 months after the enactment date of this By-law, Section 2 of this By-law will expire and have no further force or effect.

SECTION 3 LEGAL DESCRIPTIONS

Amendment of By-law

3. Upon registration of the plans creating the air space parcels and strata lots referred to in Schedule A of this By-law, Council may amend Schedule A to refer to the legal descriptions of the strata lots and to identify more precisely the commercial parcels.

**SECTION 4
ENACTMENT**

Force and effect

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

ENACTED by Council this day of , 2007

Mayor

City Clerk

SCHEDULE A

First portion

The first commercial portion is to include the ground floor and basement level retail in the Hastings Building, Heritage Building, W43 Tower, and W32 Tower of approximately 5,390 square metres consisting of one or more air parcels, strata lots or combination of both as subdivided from the eligible heritage property and approximately located as indicated on the four preliminary volumetric plans attached to this schedule and identified as Retail.

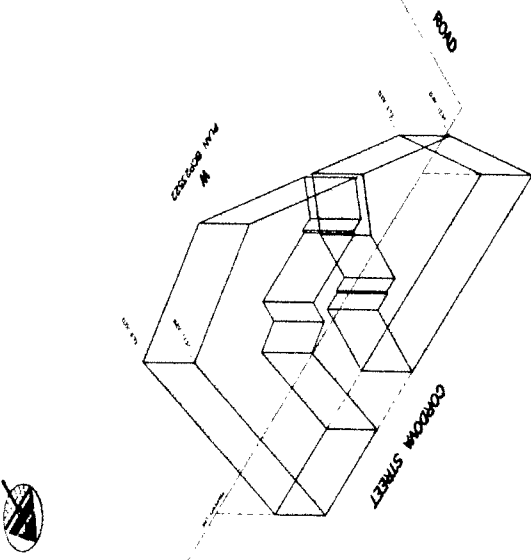
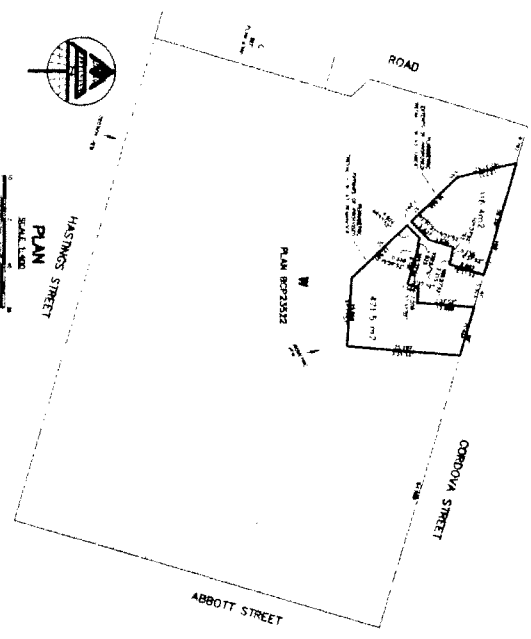
Second portion

The second commercial portion is to include the 5th floor of the Heritage Building of approximately 900 square metres consisting of one air parcels or strata lot as subdivided from the eligible heritage property and approximately located as indicated on the preliminary volumetric plan attached to this schedule and identified as Office - 5th Floor Heritage.

Third portion

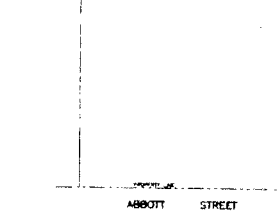
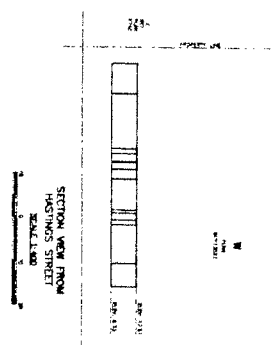
The third commercial portion is to include the 2nd and 3rd floor of the W-32 Tower of approximately 3,250 square metres consisting of one or more air parcels or strata lots as subdivided from the eligible heritage property and approximately located as indicated on the preliminary volumetric plan attached to this schedule and identified as Office - 2nd and 3rd Floor W-32 Tower.

PLAN SHOWING PART OF
 PROPOSED 'RETAIL - W43 TOWER'
 PRESENTLY PART OF
 LOT W BLOCK 4 GROUP 1 OLD GRANVILLE TOWNSITE
 NEW WESTMINSTER DISTRICT PLAN BCP23522
FOR INFORMATION PURPOSES ONLY



NOTES

1. The tower is shown in a dashed line to indicate its proposed location.
2. The tower is shown in a solid line to indicate its actual location.
3. The tower is shown in a dotted line to indicate its proposed location.
4. The tower is shown in a dash-dot line to indicate its actual location.



ISOMETRIC
 SCALE 1:200

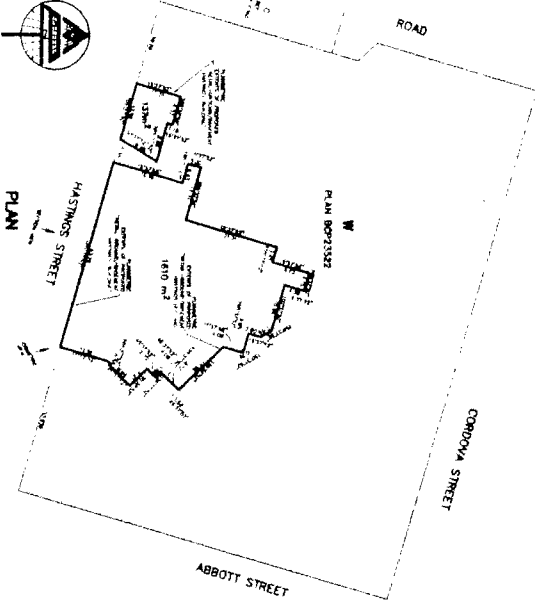
SECTION VIEW FROM HASTINGS STREET
 SCALE 1:200

SECTION VIEW FROM ABBOTS STREET
 SCALE 1:200

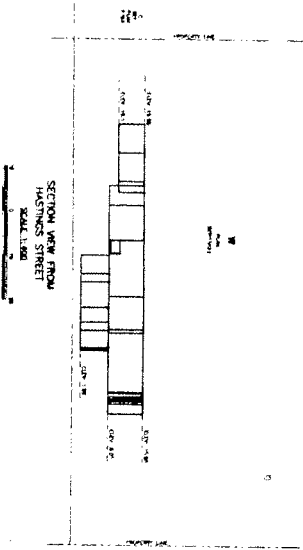
SECTION VIEW FROM ORMOND STREET
 SCALE 1:200

DATE OF PLAN: NOVEMBER 16, 2008

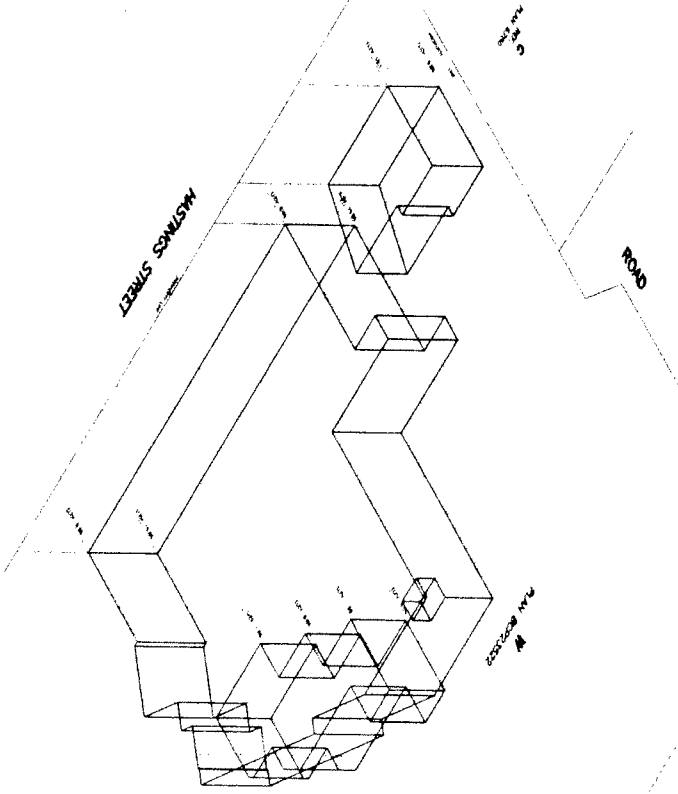
PLAN SHOWING PART OF
 PROPOSED 'RETAIL - GROUND/BASEMENT HASTINGS BUILDING'
 PREVIOUSLY PART OF:
 LOT W BLOCK 4 GROUP 1 OLD GRANVILLE TOWNSITE NEW
 WESTMINSTER DISTRICT PLAN BCP23522
 FOR INFORMATION PURPOSES ONLY



PLAN
 SCALE 1:200



SECTION NORTH
 HASTINGS STREET
 SCALE 1:100

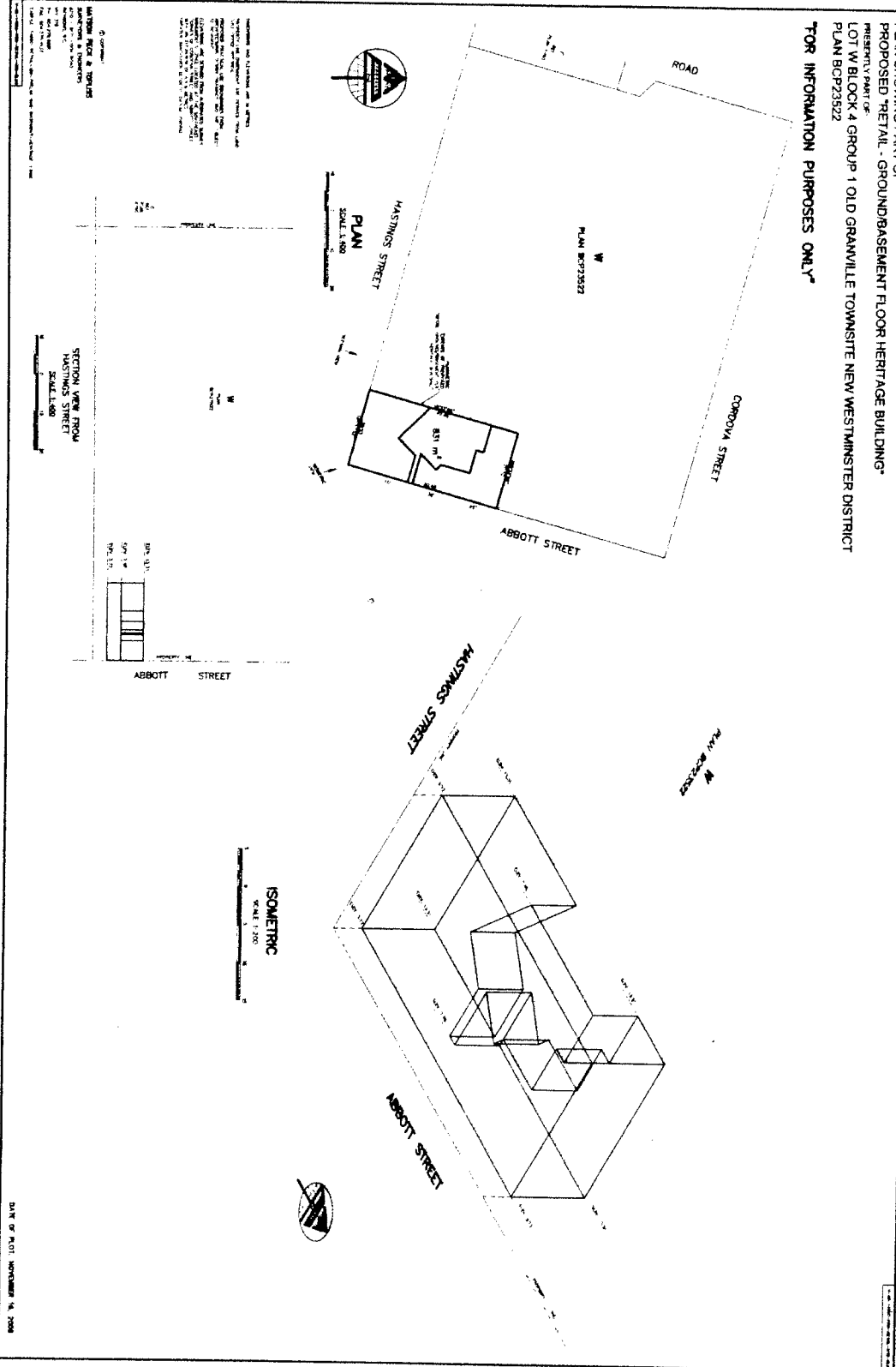


ISOMETRIC
 SCALE 1:200

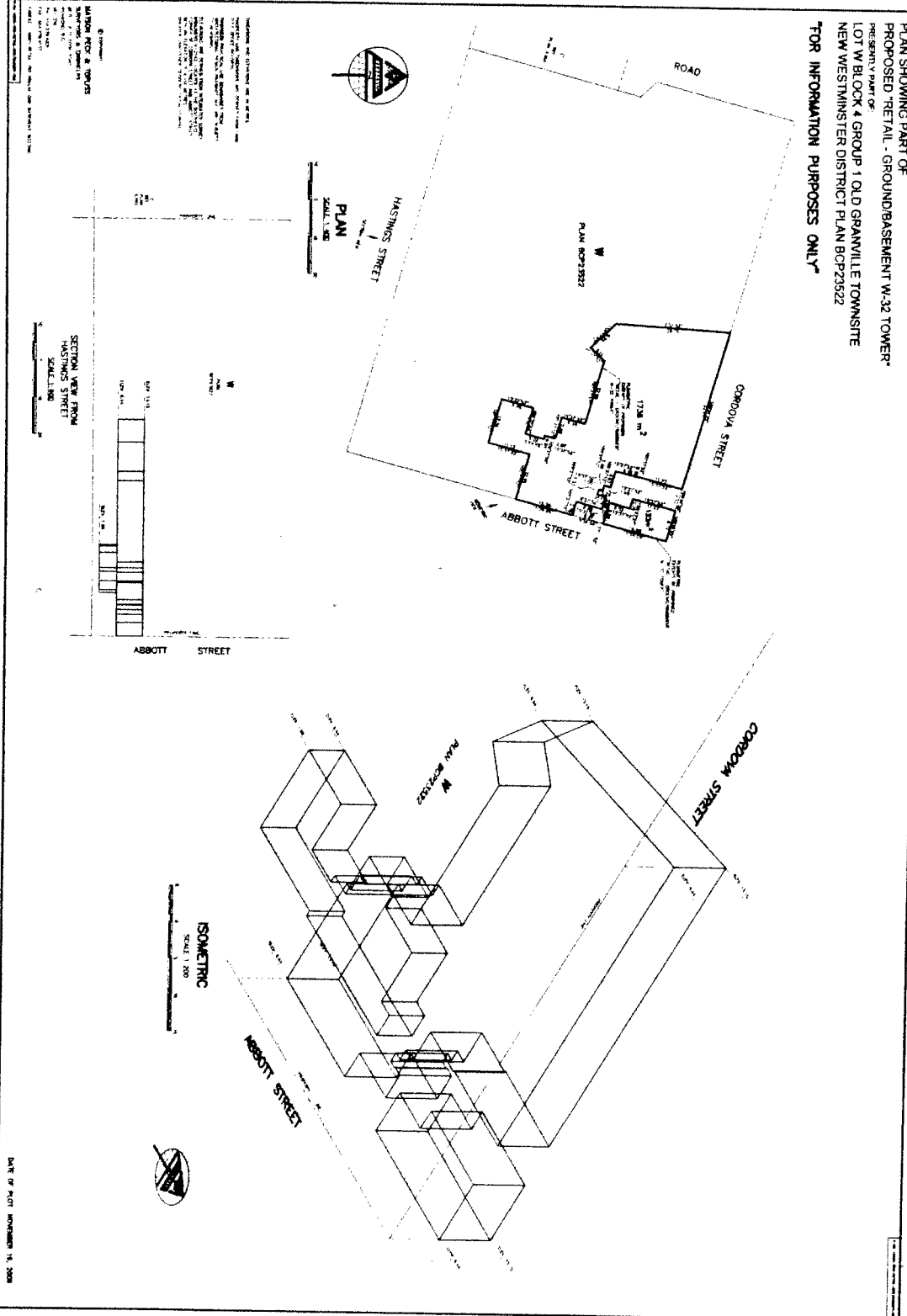
NOTES:
 1. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT 2004 AND THE BUILDING REGULATIONS 2006.
 2. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DISTRICT PLAN BCP23522.
 3. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WESTMINSTER DISTRICT PLAN BCP23522.
 4. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE OLD GRANVILLE TOWNSITE NEW.
 5. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOT W BLOCK 4 GROUP 1.
 6. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROPOSED 'RETAIL - GROUND/BASEMENT HASTINGS BUILDING'.

DATE OF PLAN: NOVEMBER 18, 2008

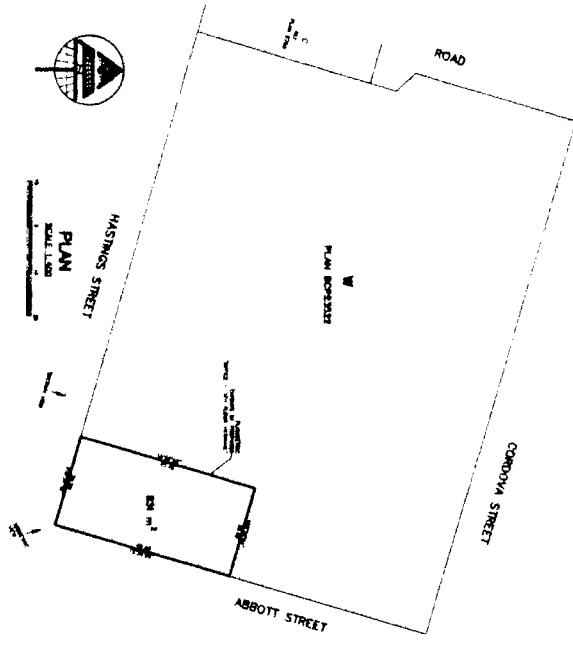
PLAN SHOWING PART OF
 PROPOSED 'RETAIL - GROUND/BASEMENT FLOOR HERITAGE BUILDING'
 PRESENTLY PART OF:
 LOT W BLOCK 4 GROUP 1 OLD GRANVILLE TOWNSITE NEW WESTMINSTER DISTRICT
 PLAN BCP23522
FOR INFORMATION PURPOSES ONLY*



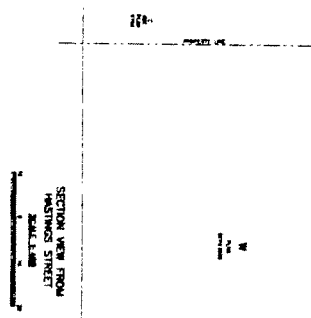
PLAN SHOWING PART OF
 PROPOSED 'RETAIL - GROUND/BASEMENT W-32 TOWER'
 PRESENTED BY NAME OF
 LOT W BLOCK 4 GROUP 1 OLD GRANVILLE TOWNSITE
 NEW WESTMINSTER DISTRICT PLAN BCP23522
 FOR INFORMATION PURPOSES ONLY



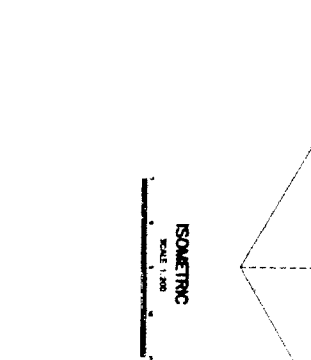
PLAN SHOWING PART OF
 PROPOSED OFFICE - 5th FLOOR HERITAGE-
 PRESENTLY PART OF:
 LOT W, BLOCK 4, GROUP 1 OLD GRANVILLE TOWNSITE
 NEW WESTMINSTER DISTRICT PLAN BOP23522
 FOR INFORMATION PURPOSES ONLY



SECTION FROM 2nd FLOOR
 NORTH TO 5th FLOOR
 SCALE 1:100

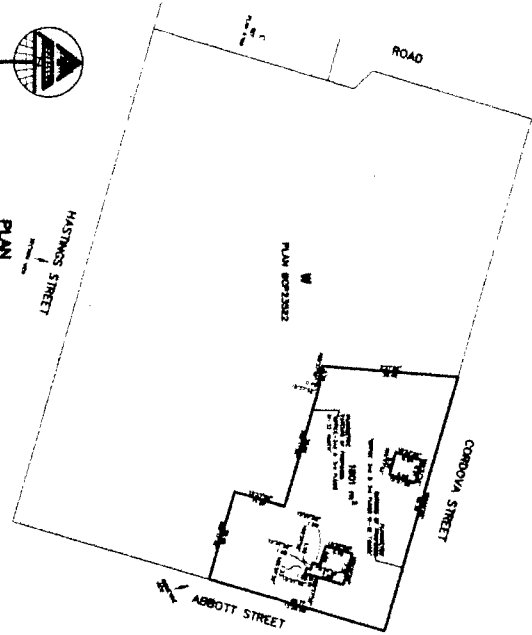


SECTION VIEW FROM
 NORTH TO 5th FLOOR
 HASTINGS STREET
 SCALE 1:100

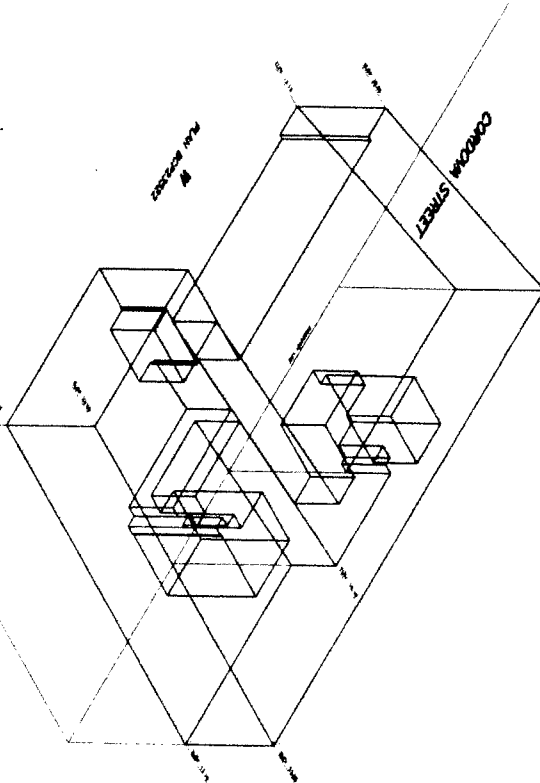
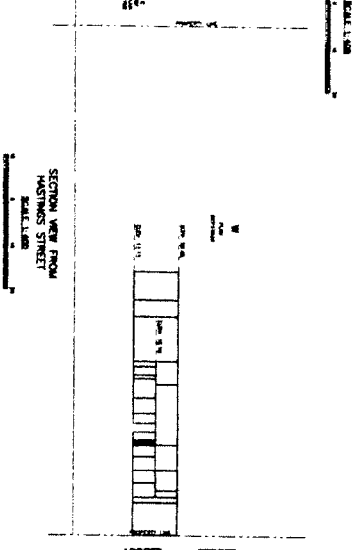


DATE OF PLAN: DECEMBER 1, 2008

PLAN SHOWING PART OF
 PROPOSED OFFICE - 2ND AND 3RD FLOOR W-42 TOWER
 PRESENTLY PART OF
 LOT W BLOCK 4 GROUP 1 OLD GRANVILLE TOWNSHIP
 NEW WESTMINSTER DISTRICT PLAN BOP23522
 FOR INFORMATION PURPOSES ONLY



SECTION VIEW FROM
 HASTINGS STREET
 SCALE: 1/8" = 1'-0"



ISOMETRIC
 SCALE: 1/8" = 1'-0"

DATE OF PLOT DECEMBER 8, 2004

EXPLANATION

**Heritage Taxation Exemption By-law
re first residential parcel and second residential parcel
on Woodward's site**

On March 21, 2006, Council approved a heritage taxation exemption for the market residential parcels on the Woodward's site.

Director of Legal Services
March 13, 2007

BY-LAW NO. _____



**Heritage Taxation Exemption By-law
for certain parts of the Woodward's site
designated for residential use**

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

**SECTION 1
INTERPRETATION**

Definitions

1.1 In this By-law:

“consolidated property” means the eligible heritage property described as Parcel Identifier: 026-653-028, Lot W, Block 4, Group 1, Old Granville Townsite, New Westminster District, Plan BCP23522;

“first residential parcel” means that part of the consolidated property described in Schedule A;

“occupancy permit” means an occupancy permit issued by the Chief Building Official under the Building By-law; and

“second residential parcel” means that part of the consolidated property described in Schedule B.

Schedules

1.2 The schedules attached to this By-law form part of this By-law.

Severability

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

**SECTION 2
FIRST RESIDENTIAL PARCEL**

Exemption of first residential parcel

2.1 Council exempts from real property taxation the first residential parcel:

- (a) to a value of \$2,500,000.00, calculated from and after the commencement date; or

- (b) for three years, calculated from and after the commencement date;

whichever first occurs.

Commencement date for first residential parcel exemption

2.2 If issuance of the occupancy permit or, if more than one, of the last occupancy permit with respect to the buildings in the first residential parcel, authorized under development application number DE409942, occurs:

- (a) before October 31st, the commencement date referred to in section 2.1 is to be January 1st of the next calendar year;
- (b) on or after October 31st, the commencement date is to be January 1st of the calendar year after the next calendar year.

Expiry of first residential parcel exemption

2.3 If the applicant for the development permit does not fulfil, or cause to be fulfilled, all requirements necessary to obtain issuance of an occupancy permit or, if more than one, of the last occupancy permit with respect to the work authorized for the first residential parcel pursuant to development application number DE409942 within 60 months after the enactment date of this By-law, Section 2 of this By-law will expire and have no further force or effect.

SECTION 3 SECOND RESIDENTIAL PARCEL

Exemption of second residential parcel

3.1 Council exempts from real property taxation the second residential parcel:

- (a) to a value of \$1,000,000.00, calculated from and after the commencement date; or
- (b) for three years, calculated from and after the commencement date;

whichever first occurs.

Commencement date for second residential parcel exemption

3.2 If issuance of the occupancy permit or, if more than one, of the last occupancy permit with respect to the buildings in the second residential parcel, authorized under development application number DE409942, occurs:

- (a) before October 31st, the commencement date referred to in section 3.1 is to be January 1st of the next calendar year;
- (b) on or after October 31st, the commencement date is to be January 1st of the calendar year after the next calendar year.

Expiry of second residential parcel exemption

3.3 If the applicant for the development permit does not fulfil, or cause to be fulfilled, all requirements necessary to obtain issuance of an occupancy permit or, if more than one, of the last occupancy permit with respect to the work authorized for the second residential parcel pursuant to development application number DE409942 within 60 months after the enactment date of this By-law, Section 3 of this By-law will expire and have no further force or effect.

**SECTION 4
MISCELLANEOUS PROVISIONS**

Pro rating

4.1 Despite sections 2.1(a) and 3.1(a), if, in any year, the balance of the value of the exemption is not sufficient to cover the real property taxes for that year for all of the first residential parcel and second residential parcel, there must be a pro rating of that balance between the first residential parcel and second residential parcel, based on the then current assessed value of the land and improvements comprising each of those parcels.

Amendment of By-law

4.2 Upon registration of the plans creating the air space parcels and strata lots referred to in Schedules A and B of this By-law, Council may amend Schedules A and B to refer to the legal descriptions of the strata lots and to identify more precisely the first residential parcel and second residential parcel.

Force and effect

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

ENACTED by Council this _____ day of _____, 2007

Mayor

City Clerk

SCHEDULE A

The first residential parcel is to include approximately 366 strata lots consisting, in aggregate, of approximately 34,000 square metres, and situate on approximately 41 levels within an air space parcel that is to result from the subdivision of the eligible heritage property, and is to be situate in the northwest corner of the eligible heritage property in the approximate location shown on the volumetric plan attached to this Schedule A.

PLAN SHOWING PROPOSED AIRSPACE PARCEL
OLD GRANVILLE TOWNSITE NEW WESTMINSTER DISTRICT

B.C.G.S. 92G.025

NAME OF DEVELOPMENT: W-43

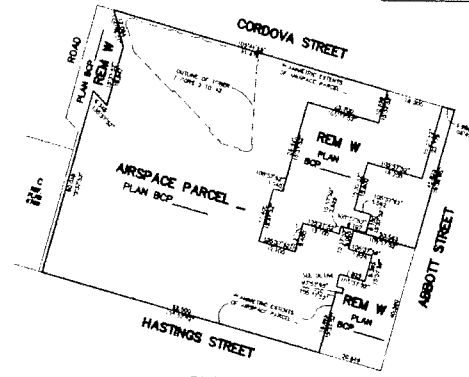
CURRENT ADDRESS:
128 WEST CORDOVA STREET
VANCOUVER, B.C.

"FOR DISCLOSURE PURPOSES ONLY"

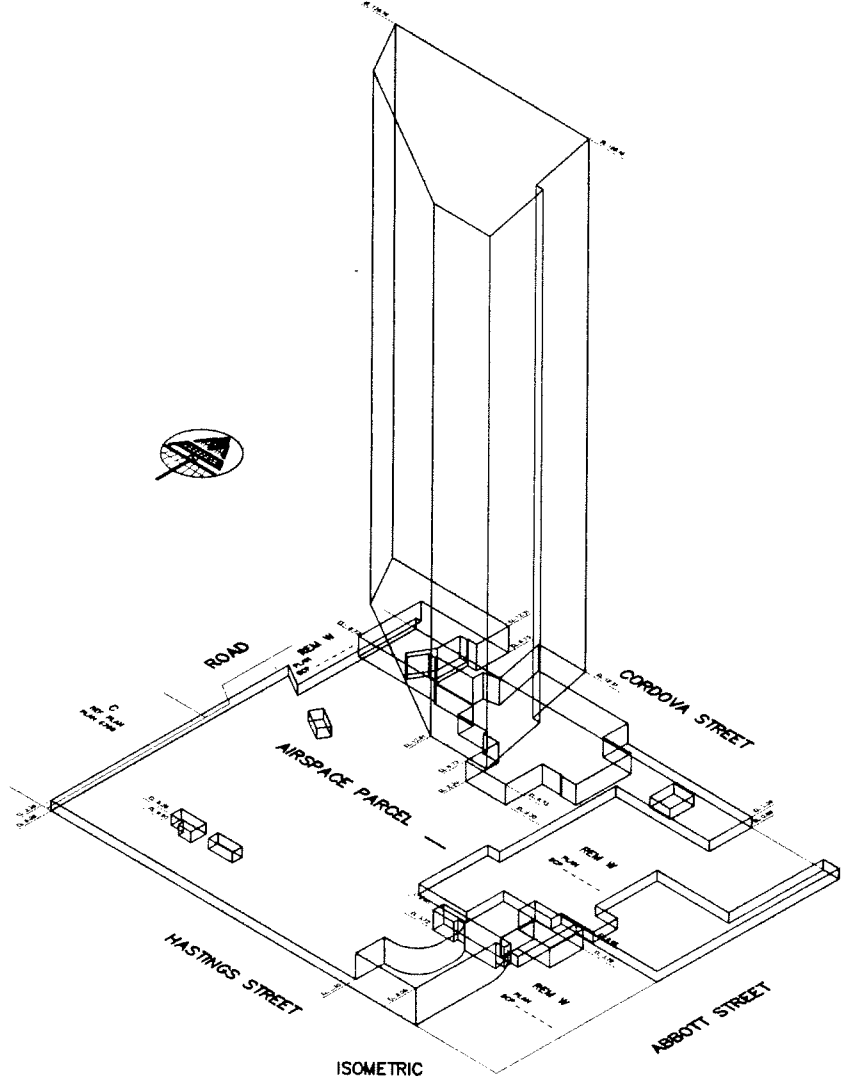
ALL DIMENSIONS AND ELEVATIONS ARE IN METRES
UNLESS OTHERWISE SPECIFIED
PROPOSED AIRSPACE PARCEL SCHEDULES FROM
CITY OF VANCOUVER ZONING BY-LAW AND THE ZONING
BY-LAW
DIMENSIONS ARE MEASURED FROM THE EXISTING
CORNER OF CORDOVA STREET AND ABBOTT STREET
TO THE CORNER OF CORDOVA STREET AND HASTINGS STREET
UNLESS OTHERWISE SPECIFIED IN THE DRAWING



DETAIL
NOT TO SCALE



PLAN
SCALE 1:500



ISOMETRIC
SCALE 1:500

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MATSON PECK & TOPPUS
SURVEYORS & ENGINEERS
B.C. REG. CIVIL ENGINEERS
VANCOUVER, B.C.
P.O. BOX 2100
VANCOUVER, B.C. V6X 1S2
TEL: 604-681-1111
FAX: 604-681-1112
WWW.MATSONPECKANDTOPPUS.COM

SCHEDULE B

The second residential parcel is to include approximately 170 strata lots consisting, in aggregate, of approximately 14,000 square metres, and situate on approximately 23 levels within an air space parcel that is to result from the subdivision of the eligible heritage property, and is to be situate in the northeast corner of the eligible heritage property in the approximate location shown on the volumetric plan attached to this Schedule B.

**PLAN SHOWING PROPOSED AIRSPACE PARCEL
OLD GRANVILLE TOWNSITE NEW WESTMINSTER DISTRICT**

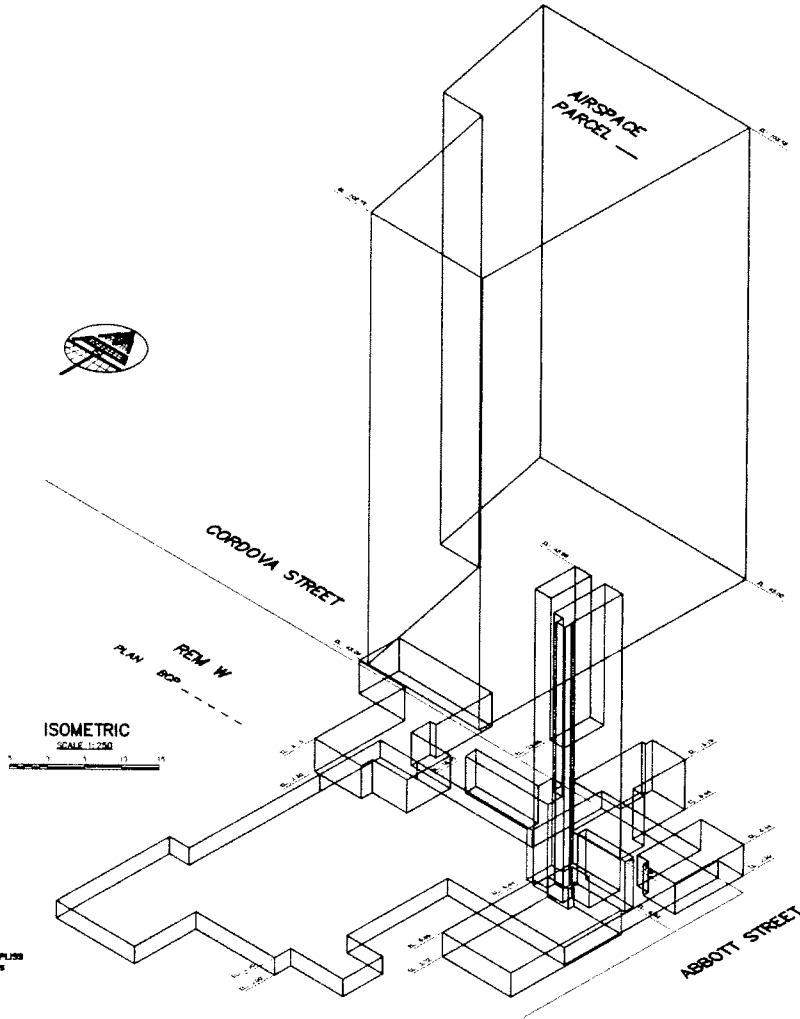
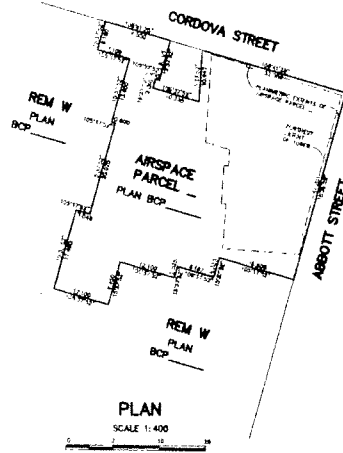
B.C.G.S. 920.025

NAME OF DEVELOPMENT: W-32

CURRENT ADDRESS:
108 WEST CORDOVA STREET
VANCOUVER, B.C.

"FOR DISCLOSURE PURPOSES ONLY"

ALL DIMENSIONS AND ELEVATIONS ARE IN METRES
DIMENSIONS OF CONCRETE ARE SHOWN IN RED
DIMENSIONS OF AIRSPACE PARCEL ARE SHOWN IN BLACK
DIMENSIONS OF CONCRETE ARE SHOWN IN RED
DIMENSIONS OF AIRSPACE PARCEL ARE SHOWN IN BLACK
DIMENSIONS OF CONCRETE ARE SHOWN IN RED
DIMENSIONS OF AIRSPACE PARCEL ARE SHOWN IN BLACK



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W-08-14800-PRO-ASP

APRIL 12, 2008

EXPLANATION**Designation of an area described as
Fraser Street as a Business Improvement Area 2007-2012**

Enactment of the attached by-law will implement Council's resolution of February 13, 2007 to designate Fraser Street as a business improvement area with a five year funding ceiling of \$525,000.00 for the term April 1, 2007 to March 31, 2012.

Director of Legal Services
March 13, 2007



BY-LAW NO. _____

**A By-law to Designate a Business Improvement Area
in that area of the City known as Fraser Street**

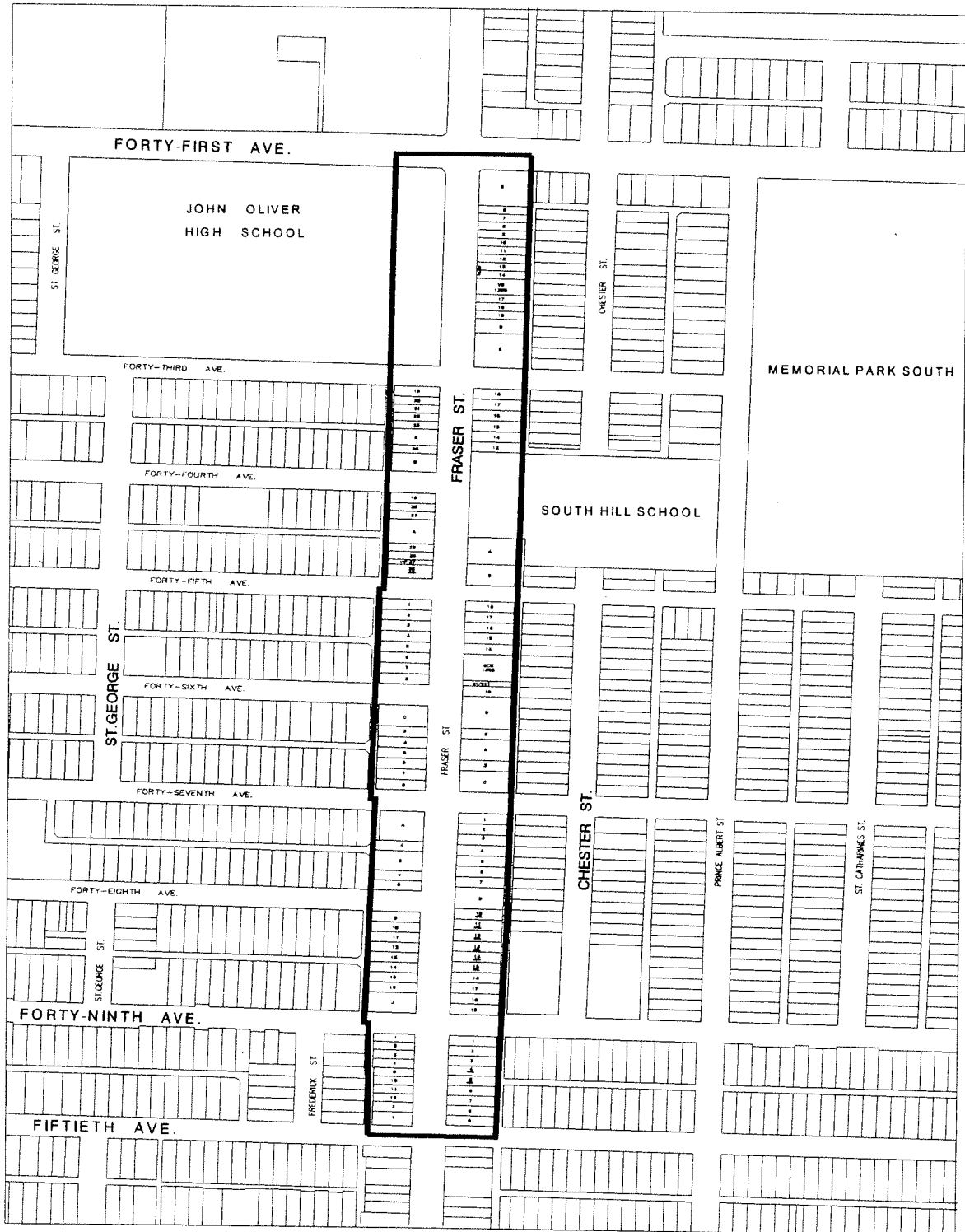
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. The name of this By-law, for citation, is the "Fraser Street BIA Designation By-law".
2. Council, by initiative, designates as a business improvement area that portion of the city outlined in black on the plan attached to and forming part of this By-law.
3. The amount of money Council from time to time grants to an applicant for the planning and implementation of a business promotion scheme in the area designated under section 2 must not exceed, in aggregate, \$525,000.00.
4. Recovery by the city of the amount of money granted to an applicant is to be pursuant to the levy and imposition of a tax on class 5 and class 6 real property from the owners of land and improvements within the area designated under section 2.
5. This By-law is to come into force and take effect on April 1, 2007, and is to expire and have no further force or effect after March 31, 2012.

ENACTED by Council this _____ day of _____, 2007

Mayor

City Clerk



Fraser Street B.I.A.



EXPLANATION**Grant Allocation By-law
South Hill (Fraser Street) Merchants Association**

On February 13, 2007, following a Court of Revision, Council passed a resolution to remit monies for a business improvement scheme for the business improvement area in an area generally described as Fraser Street, for a term of five years. Enactment by Council of this By-law, after its enactment of the Fraser Street BIA Designation By-law, will complete that instruction.

Director of Legal Services
March 13, 2007



BY-LAW NO. _____

**A By-law to Grant Money for a Business Promotion Scheme
in the Fraser Street Business Improvement Area**

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

1. The name of this By-law, for citation, is the “Fraser Street BIA Grant Allocation By-law”.
2. In this By-law:
 - “Director” means the city’s Director of Finance;
 - “grant money” means any money granted to the Society by Council under section 3; and
 - “Society” means the South Hill (Fraser Street) Merchants Association.
3. Subject to the Fraser Street BIA Designation By-Law, the terms and conditions set out in this By-law, and Council’s approval of the budget referred to in section 5, Council, by annual resolution, may grant money to the Society at such times and in such proportions as Council determines.
4. The Society may spend the grant money only to encourage, promote, and develop business in, and to improve the economics and welfare of, the area designated under the Fraser Street BIA Designation By-law including studies, reports, management, and administration necessary to implement the business promotion scheme.
5. On or before December 31 of each year or as otherwise determined by the Director, the Society must submit to the Director a budget, based on a fiscal year commencing April 1, which contains information sufficient in detail to describe all anticipated expenses and revenues, and which the Society has approved in accordance with the requirements of its constitution and by-laws.
6. At least every three months after Council approves the budget, the Society must submit to the Director a statement of revenues and expenditures.
7. On or before September 30 of each year, the Society must cause its auditor to deliver to the Director the Society’s audited financial statements including a balance sheet, a statement of revenue and expenditures, a statement of change in financial position, and a schedule of change in financial reserves.
8. The Society must keep grant money in a separate account, and must cause the revenue and expenditures resulting from use of that separate account to be an audited schedule to the financial statements and reported separately as required by section 6.

9. The Society must not borrow if the result is an indebtedness or other obligation as to grant money which extends beyond the fiscal year in which Council approved the grant.
10. The Society must permit the Director, or Director's designate, during normal business hours on reasonable notice, to inspect all financial records the Director deems advisable to verify and obtain further particulars of budgets and financial statements of the Society as they relate to grant money.
11. The Society may invest any grant money not required for immediate use but must do so only in securities in which trustees are authorized by law to invest.
12. The Society must carry comprehensive general liability insurance of at least \$2,000,000.00 which includes the city as an additional named insured, and contains a cross coverage provision and an endorsement to give the Director 30 days' notice of change to or cancellation of the policy.
13. The Society must give notice of every general meeting at least 14 days before the date scheduled for the meeting if delivered by hand or transmitted via facsimile or electronic mail, or 21 days by any other means to the Director; to all persons who own class 5 or class 6 properties, as described in section 459 of the *Vancouver Charter*, to their address as ascertained from the most recent assessment rolls for the City of Vancouver; and to all persons who lease class 5 or class 6 properties and from which they carry on a business, to their address as determined by directories, visual inspection or any other information system.
14. If the Society alters its constitution or by-laws without first giving the Director 60 days' notice and obtaining approval from the Director, the city may withhold payment of further grant money.
15. The Society must comply with the requirements under this By-law at its own expense.
16. This By-law is to come into force and take effect on April 1, 2007, and is to expire and have no further force or effect after March 31, 2012.

ENACTED by Council this _____ day of _____, 2007

Mayor

City Clerk

EXPLANATION**Amendments to the
Davie Village BIA Designation By-law**

Enactment of the attached by-law will implement Council's resolution of February 13, 2007 to alter the designated boundaries of the Davie Village business improvement area, to increase the funding ceiling, and to approve a name change.

Director of Legal Services
March 13, 2007

BY-LAW NO. _____

**A By-law to amend By-law No. 8793 regarding
the Davie Village Business Improvement Area**

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

1. Council repeals the plan attached to the Davie Village BIA Designation By-law, and substitutes the plan attached to this By-law.
2. Council deems the plan attached to this By-law to form part of the Davie Village BIA Designation By-law.
3. Council, by initiative, designates as a business improvement area that portion of the city outlined in black on the plan referred to in section 2.
4. Council increases the funding ceiling for the Davie Village Business Improvement Area by striking out "\$800,000.00" from the Davie Village BIA Designation By-law, and by substituting "\$1,600,000.00".
5. Council approves a change of name from "Davie Village Business Improvement Area" to "West End Business Improvement Area".
6. This By-law is to come into force and take effect on April 1, 2007, and is to expire and have no further force or effect after March 31, 2009.

ENACTED by Council this _____ day of _____, 2007

Mayor

City Clerk



West End BIA



EXPLANATION**Designation of an area described as
Commercial Drive Business Improvement Expansion Area
as a Business Improvement Area 2007-2010**

Enactment of the attached by-law will implement Council's resolution of February 13, 2007 to designate the Commercial Drive Business Improvement Expansion Area as a business improvement area with a three year funding ceiling of \$600,000.00 for the term April 1, 2007 to March 31, 2010, and with common administration along with the Commercial Drive Business Improvement Area by the Commercial Drive Business Society.

Director of Legal Services
March 13, 2007



BY-LAW NO. _____

**A By-law to Designate a Business Improvement Area
in that area of the City known as Commercial Drive**

PREAMBLE

Council has already designated an adjacent area of the city as the "Commercial Drive Business Improvement Area" by a by-law that is to expire on March 31, 2010.

The intent is to consolidate the Commercial Drive Business Improvement Area and the Commercial Drive Business Improvement Expansion Area designated by this By-law under one designation when their terms expire.

Council acknowledges that the Commercial Drive Business Society is to include members from both the Commercial Drive Business Improvement Area and Commercial Drive Business Improvement Expansion Area, and is to administer the business promotion schemes for the two areas as one.

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

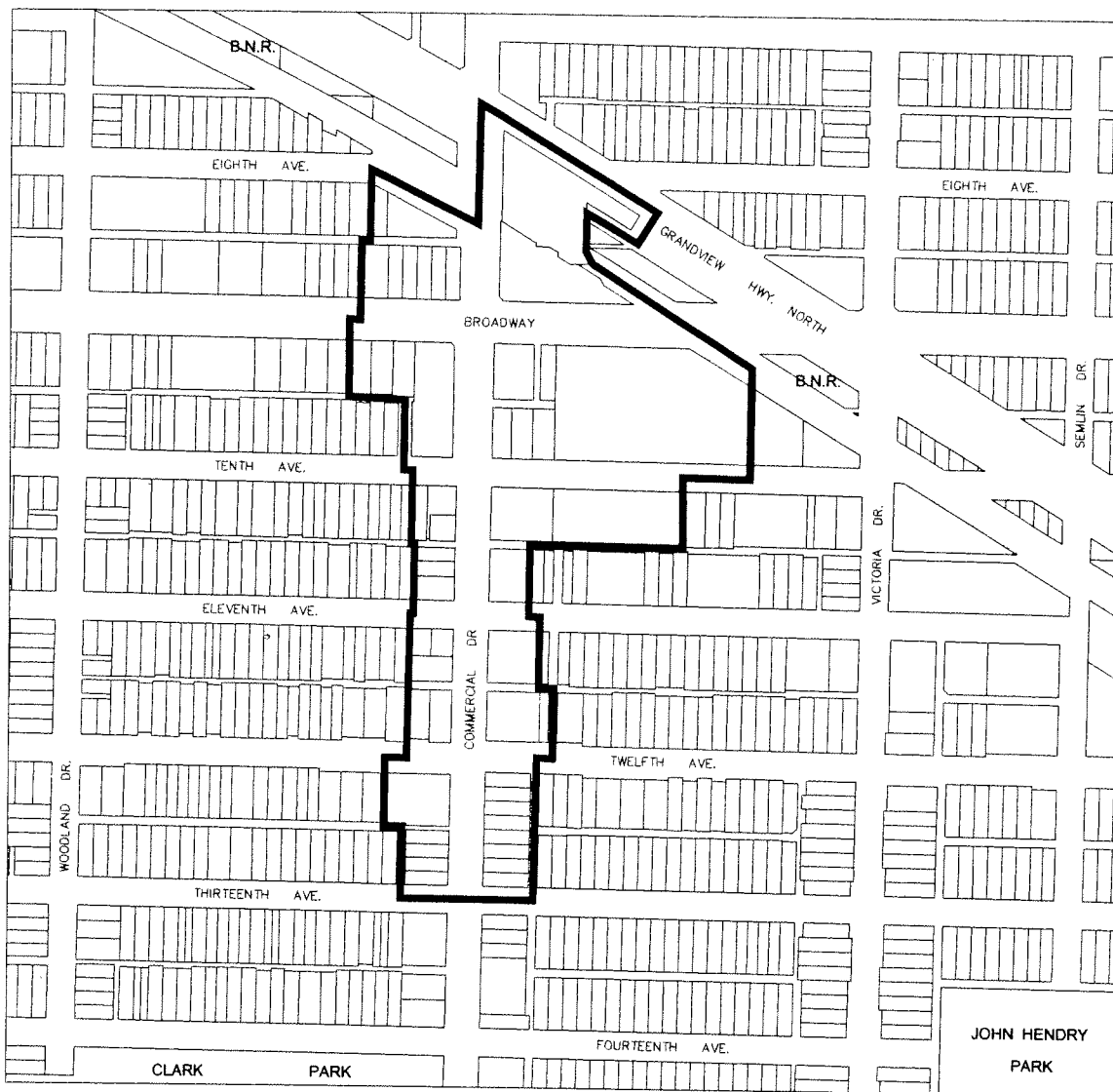
1. The name of this By-law, for citation, is the "Commercial Drive Business Improvement Expansion Area Designation By-law".
2. Council, by initiative, designates as a business improvement area that portion of the city outlined in black on the plan attached to and forming part of this By-law.
3. The amount of money Council from time to time grants to an applicant for the planning and implementation of a business promotion scheme in the area designated under section 2 must not exceed, in aggregate, \$600,000.00.
4. Recovery by the city of the amount of money granted to an applicant is to be pursuant to the levy and imposition of a tax on class 5 and class 6 real property from the owners of land and improvements within the area designated under section 2.

5. This By-law is to come into force and take effect on April 1, 2007, and is to expire and have no further force or effect after March 31, 2010.

ENACTED by Council this _____ day of _____, 2007

Mayor

City Clerk



Commercial Drive (Expansion Area) BIA



EXPLANATION**Grant Allocation By-law
Commercial Drive Business Society**

On February 13, 2007, following a Court of Revision, Council passed a resolution to remit monies for a business improvement scheme for the business improvement area in an area generally described as the Commercial Drive Business Improvement Expansion Area, for a term of three years. Enactment by Council of this By-law, after its enactment of the Commercial Drive Business Improvement Expansion Area Designation By-law, will complete that instruction.

Director of Legal Services
March 13, 2007



**A By-law to Grant Money for a Business Promotion Scheme
in the Commercial Drive Business Improvement Expansion Area**

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

1. The name of this By-law, for citation, is the “Commercial Drive Business Improvement Expansion Area Grant Allocation By-law”.
2. In this By-law:
 - “Director” means the city’s Director of Finance;
 - “grant money” means any money granted to the Society by Council under section 3; and
 - “Society” means the Commercial Drive Business Society.
3. Subject to the Commercial Drive Business Improvement Expansion Area Designation By-Law, the terms and conditions set out in this By-law, and Council’s approval of the budget referred to in section 5, Council, by annual resolution, may grant money to the Society at such times and in such proportions as Council determines.
4. The Society may spend the grant money only to encourage, promote, and develop business in, and to improve the economics and welfare of, the area designated under the Commercial Drive Business Improvement Expansion Area Designation By-law including studies, reports, management, and administration necessary to implement the business promotion scheme.
5. On or before December 31 of each year or as otherwise determined by the Director, the Society must submit to the Director a budget, based on a fiscal year commencing April 1, which contains information sufficient in detail to describe all anticipated expenses and revenues, and which the Society has approved in accordance with the requirements of its constitution and by-laws.
6. At least every three months after Council approves the budget, the Society must submit to the Director a statement of revenues and expenditures.
7. On or before September 30 of each year, the Society must cause its auditor to deliver to the Director the Society’s audited financial statements including a balance sheet, a statement of revenue and expenditures, a statement of change in financial position, and a schedule of change in financial reserves.

8. The Society must keep grant money in a separate account, and must cause the revenue and expenditures resulting from use of that separate account to be an audited schedule to the financial statements and reported separately as required by section 6.
9. The Society must not borrow if the result is an indebtedness or other obligation as to grant money which extends beyond the fiscal year in which Council approved the grant.
10. The Society must permit the Director, or Director's designate, during normal business hours on reasonable notice, to inspect all financial records the Director deems advisable to verify and obtain further particulars of budgets and financial statements of the Society as they relate to grant money.
11. The Society may invest any grant money not required for immediate use but must do so only in securities in which trustees are authorized by law to invest.
12. The Society must carry comprehensive general liability insurance of at least \$2,000,000.00 which includes the city as an additional named insured, and contains a cross coverage provision and an endorsement to give the Director 30 days' notice of change to or cancellation of the policy.
13. The Society must give notice of every general meeting at least 14 days before the date scheduled for the meeting if delivered by hand or transmitted via facsimile or electronic mail, or 21 days by any other means to the Director; to all persons who own class 5 or class 6 properties, as described in section 459 of the *Vancouver Charter*, to their address as ascertained from the most recent assessment rolls for the City of Vancouver; and to all persons who lease class 5 or class 6 properties and from which they carry on a business, to their address as determined by directories, visual inspection or any other information system.
14. If the Society alters its constitution or by-laws without first giving the Director 60 days' notice and obtaining approval from the Director, the city may withhold payment of further grant money.
15. The Society must comply with the requirements under this By-law at its own expense.
16. Despite anything to the contrary set out in this By-law, the Society may administer the Commercial Drive Business Improvement Area and Commercial Drive Business Improvement Expansion Area as one business improvement area including pooling the grant money, and preparing one budget and one set of financial statements with respect to the grant money for both areas.

17. This By-law is to come into force and take effect on April 1, 2007, and is to expire and have no further force or effect after March 31, 2010.

ENACTED by Council this _____ day of _____, 2007

Mayor

City Clerk

EXPLANATION**Grant Allocation By-law amending by-law
Commercial Drive Business Society**

The Commercial Drive Business Society is to administer both the existing Commercial Drive Business Improvement Area and the new Commercial Drive Business Improvement Expansion Area. To accommodate such combined administration, a consequential amendment is necessary to amend the existing Commercial Drive BIA Grant Allocation Area By-law so that it parallels the new Commercial Drive Business Improvement Expansion Area Grant Allocation By-law by allowing the two areas to operate as one including pooling the grant money, and preparing one budget and one set of financial statements with respect to the grant money for both areas. The report does not cover this amendment.

Director of Legal Services
March 13, 2007

BY-LAW NO. _____



**A By-law to amend the
Commercial Drive BIA Grant Allocation By-law**

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

1. Council re-numbers section 16 of By-law No. 9005 as section 17, and, after section 15, adds:

“16. Despite anything to the contrary set out in this By-law, the Society may administer the Commercial Drive Business Improvement Area and Commercial Drive Business Improvement Expansion Area as one business improvement area including pooling the grant money, and preparing one budget and one set of financial statements with respect to the grant money for both areas.”

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

ENACTED by Council this _____ day of _____, 2007

Mayor

City Clerk