

EXPLANATION**A By-law to amend Zoning and Development By-law No. 3575
re 1655 - 1675 West 3rd Avenue**

After the public hearing on July 11, 2006, Council resolved to rezone 1655 - 1675 West 3rd Avenue as a CD-1 zone. 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
November 13, 2007

1655 - 1675 West 3rd Avenue



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(a) 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 (458).

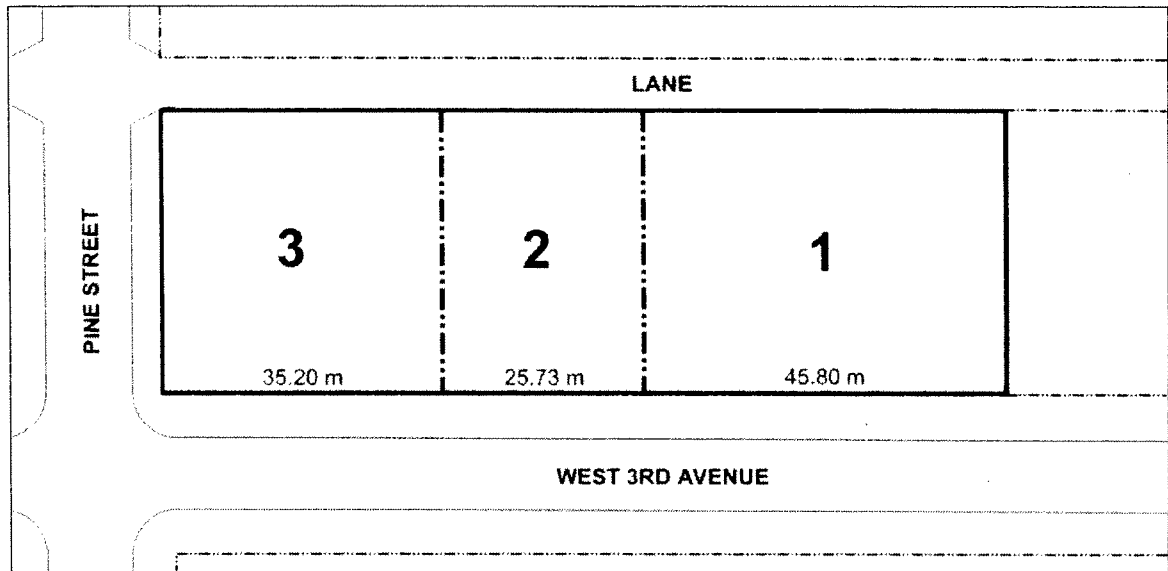
2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (458) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses;
- (b) Office Uses;
- (c) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Liquor Store;
- (d) Service Uses, limited to Barber Shop or Beauty Salon, Bed and Breakfast Accommodation, Laundromat or Dry Cleaning Establishment, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Restaurant - Class 1, School - Arts or Self-Improvement, School - Business, Wedding Chapel, or Work Shop; and
- (e) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

Sub-areas

3.1 The site is to consist of sub-areas 1, 2, and 3 illustrated in Diagram 1:

Diagram 1



3.2 Only sub-area 1 may include dwelling uses.

3.3 Only sub-area 3 may include vehicle dealer and motor vehicle repair shop uses.

Density

4.1 Computation of floor area must assume that the site consists of 3 868 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 Subject to sections 3.2 and 3.3, the floor area for all uses, combined, must not exceed 7 736 m², of which the floor area for:

- (a) all dwelling uses, combined, must not exceed 3 868 m²;
- (b) all office uses, retail uses and service uses, combined, in sub-area 1 must not exceed 683 m²;
- (c) all office uses, retail uses and service uses, combined, in sub-area 2 must not exceed 1 661 m²;
- (d) all office uses, retail uses and service uses, combined, in sub-area 3 must not exceed 1 524 m²; and

- (e) all retail uses, combined, in each of sub-area 2 and sub-area 3 must not exceed 1 000 m².

4.3 Computation of floor space ratio must include:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground, measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) in the case of dwelling uses, if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 3.7 m, an additional amount equal to the area of the floor area below the excess height except for additional amounts that represent undeveloped floor areas beneath roof elements which the Director of Planning considers to be for decorative purposes and to which there is no means of access other than a hatch, residential lobbies, and mechanical penthouses.

4.4 Computation of floor space ratio must exclude:

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are:
 - (i) at or below base surface, or
 - (ii) above base surface and where developed as off-street parking are situate in an accessory building situate in the rear yard,except that the exclusion for a parking space must not exceed 7.3 m in length;
- (d) amenity areas, recreation facilities, and meeting rooms accessory to residential uses, not to exceed 10% of the permitted floor area;
- (e) undeveloped floor area located:
 - (i) above the highest storey or half-storey, and to which there is no permanent means of access other than a hatch, or

- (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit, there is to be no exclusion for any of the residential storage space above base surface for that unit; and
- (g) 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 does not apply to walls in existence before March 14, 2000.

Building height

5.1 The building height must not exceed 15.3 m, except that the upper front portion of the building must remain within an envelope that starts at the front property line at a height of 11.0 m and extends back and up at an angle of 38 degrees until reaching the maximum height.

5.2 The Director of Planning, at his or her discretion, may permit a height greater than 15.3 m for:

- (a) architectural appurtenances, such as elevator enclosures and stairwells, that:
 - (i) are necessary to give access to a rooftop garden,
 - (ii) combined, do not exceed one-third of the width of the building as measured on any elevation drawings, and
 - (iii) combined, do not cover more than 10% of the roof area on which they are situated as viewed directly from above; and
- (b) railings, screens, planters, and other similar elements that are an integral part of the rooftop garden or of the decks and balconies.

Setbacks

6.1 The setback of a building from the rear property line must be:

- (a) 7.0 m for dwelling uses;
- (b) 4.0 m for other uses except as set out in subsection (c);
- (c) 0.0 m for parking, loading, and service uses separated from the lane by screening; and
- (d) 0.0 m for the building existing on the date of enactment of this By-law.

6.2 The depth of the setback for landscaping must not be less than 1.5 m along Pine Street for the width of the site and measured from the street line for Pine Street adjacent to the site.

Parking, loading, and bicycle spaces

7. 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, except that there must be at least one parking space for each 70 m² of gross floor area of residential use.

Acoustics

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

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

Severability

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

Force and effect

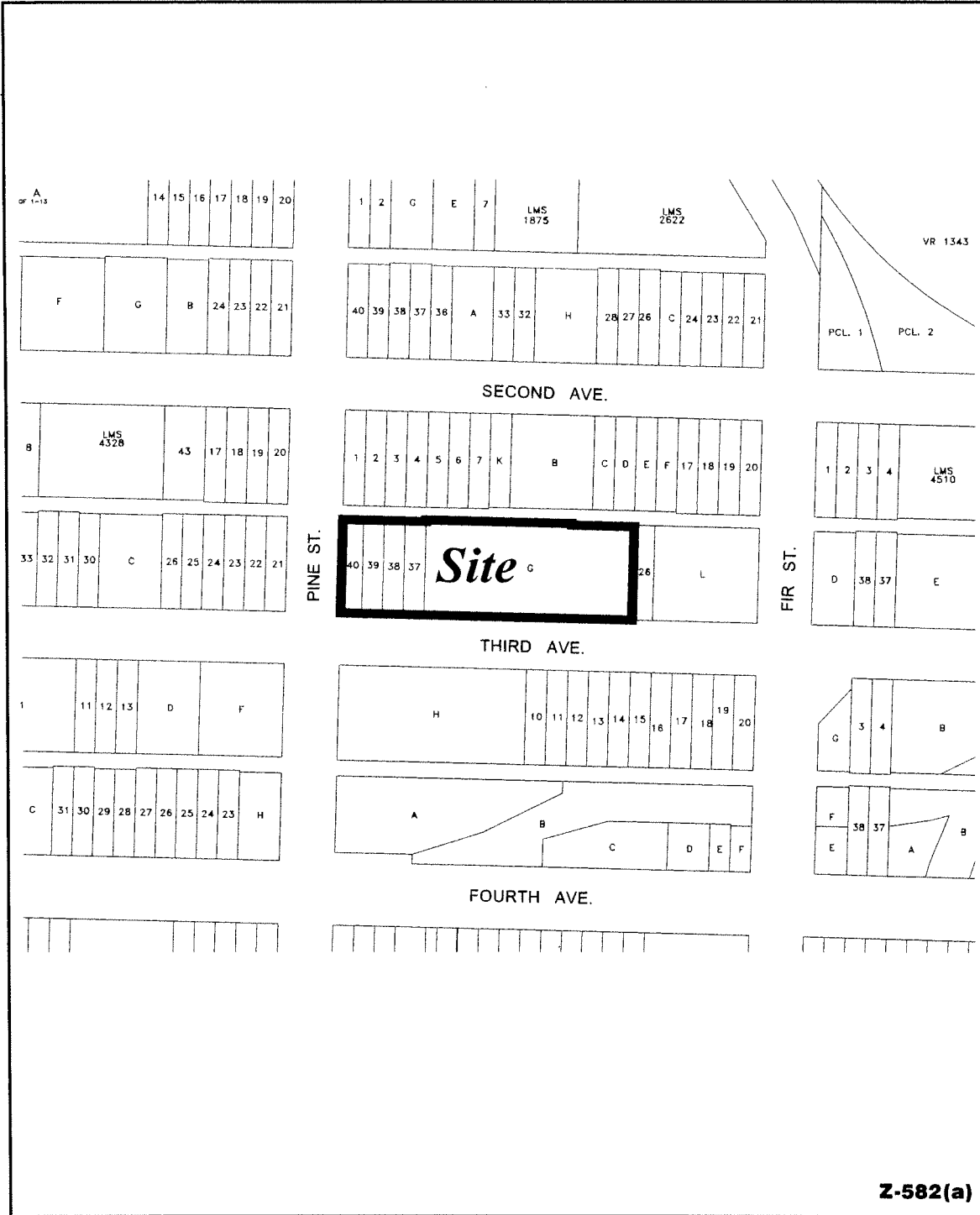
10. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2007

Mayor

City Clerk

Schedule A



Z-582(a)

RZ - 1655-1675 W 3rd Avenue

map: 1 of 1
scale: 1:2000



City of Vancouver

date: June 27, 2006

EXPLANATION**A By-law to amend the Sign By-law
re 1655 - 1675 West 3rd Avenue**

After the public hearing on July 11, 2006, Council resolved to amend the Sign By-law for 1655 - 1675 West 3rd Avenue. The Director of Planning has advised that all prior-to conditions have been met, and enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
November 13, 2007

EXPLANATION

**Crossing By-law amending by-law
regarding 2008 fee increases**

The attached by-law will implement Council's resolution of November 13, 2007 to amend the Crossing By-law to increase certain fees from and after January 1, 2008.

Director of Legal Services
November 13, 2007



BY-LAW NO. _____

**A By-law to amend Crossing By-law No. 4644
regarding 2008 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) strikes out "\$316.97", and substitutes "\$328.86"; and
 - (b) strikes out "\$38.78", and substitutes "\$40.23".
2. This By-law is to come into force and take effect on January 1, 2008.

ENACTED by Council this _____ day of _____, 2007

Mayor

City Clerk

EXPLANATION**Encroachment By-law amending by-law
regarding 2008 fee increases**

The attached by-law will implement Council's resolution of November 13, 2007 to amend the Encroachment By-law to increase certain fees from and after January 1, 2008.

Director of Legal Services
November 13, 2007



BY-LAW NO. _____

**A By-law to amend Encroachment By-law No. 4243
regarding 2008 fee increases**

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

1. From section 3A(4) of the Encroachment By-law, Council strikes out "\$41.82", and substitutes "\$42.97".
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 \$ 48.27

For each additional square metre or part
thereof \$ 4.38

To a maximum fee of \$338.91".

3. This By-law is to come into force and take effect on January 1, 2008.

ENACTED by Council this _____ day of _____, 2007

Mayor

City Clerk

EXPLANATION

**Street Distribution of Publications By-law amending by-law
regarding 2008 fee increases**

The attached by-law will implement Council's resolution of November 13, 2007 to amend the Street Distribution of Publications By-law to increase certain fees from and after January 1, 2008.

Director of Legal Services
November 13, 2007



BY-LAW NO. _____

**A By-law to amend
Street Distribution of Publications By-law No. 9350
regarding 2008 fee increases**

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

1. Council repeals Part 2 of Schedule A to the Street Distribution of Publications By-law, and substitutes:

“Part 2 - Location fee

\$25.94 annually for each of 1 to 100 news boxes held by one person

\$77.81 annually for each of 101 or more news boxes held by one person

\$103.75 annually for each compartment in each multiple publications news box

\$25.94 annually for each drop box”.

2. This By-law is to come into force and take effect on January 1, 2008.

ENACTED by Council this _____ day of _____, 2007

Mayor

City Clerk

EXPLANATION**Street and Traffic By-law amending by-law
regarding 2008 fee increases**

The attached by-law will implement Council's resolution of November 13, 2007 to amend the Street and Traffic By-law to increase certain fees from and after January 1, 2008.

Director of Legal Services
November 13, 2007

BY-LAW NO. _____

**A By-law to amend Street and Traffic By-law No. 2849
regarding 2008 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) from subsection (a), strikes out "\$57.55", and substitutes "\$59.43";
 - (b) from subsection (b), strikes out "\$43.40", and substitutes "\$44.34"; and
 - (c) from subsection (c), strikes out "\$29.25", and substitutes "\$30.19".
3. From section 30(7)(c), Council strikes out "\$651.39", and substitutes "\$675.82".
4. In section 67A(6), Council:
 - (a) from subsection (a), strikes out "\$92.08", and substitutes "\$95.53" and
 - (b) from subsection (b), strikes out "\$31.02" and substitutes "\$32.18".
5. In section 80(2), Council strikes out "\$141.53", "\$200.65", "\$612.63", "\$1,150.60", "\$2,289.58", "\$2,739.36", "\$282.08", and "\$505.03", and substitutes "\$146.84", "\$208.17", "\$635.60", "\$1,193.75", "\$2,375.44", "\$2,842.09", "\$292.66", and "\$523.97" respectively.
6. In section 96, Council strikes out "\$25.20" and "\$240.39", and substitutes "\$26.15" and "\$249.40" respectively.
7. This By-law is come into force and take effect on January 1, 2008.

ENACTED by Council this _____ day of _____, 2007

Mayor

City Clerk

EXPLANATION

Street Vending By-law amending by-law
regarding 2008 fee increases

The attached by-law will implement Council’s resolution of November 13, 2007 to amend the Street Vending By-law to increase certain fees from and after January 1, 2008.

Council should note that we have incorporated into Schedule A the following on the basis that Council approved this addition on April 25, 2002 but the by-law was inadvertently not amended to include it:

(b.2) mobile special event vendor..... \$133.26 per year

Director of Legal Services
November 13, 2007

BY-LAW NO. _____



**A By-law to amend
Street Vending By-law No. 4781
regarding 2008 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, 2008.

ENACTED by Council this _____ day of _____, 2007

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 \$928.25 per year
 - (ii) all other products \$695.93 per year
- (b) special event market vendor \$ 94.54 per block per day to a maximum fee of \$373.12 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) \$ 30.17 per day
- (b.2) mobile special event vendor..... \$133.26 per year
- (c) mobile food vendor
 - (i) with motorized unit \$250.42 per year
 - (ii) without motorized unit \$125.70 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 \$ 3.77 per year
subject to a minimum fee of \$105.60 per year

- (f) street use for the provision
of tables and chairs accessory
to a food vending establishment \$290.65 per year

EXPLANATION

**Ticket Offences By-law amending by-law
re minor housekeeping matters**

On October 2, 2007, Council approved a new Health By-law. As a result, three cross-references in the Ticket Offences By-law require change.

Because of the minor consequential nature of these amendments there is no report.

Director of Legal Services
November 13, 2007

BY-LAW NO. _____

**A By-law to amend Ticket Offences By-law No. 9360
regarding minor housekeeping matters**

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

1. From Column 3 of Table 2 set out in the Ticket Offences By-law, Council strikes out "6.1", "6.2", and "4.21", and substitutes "2.2", "2.3", and "2.1" respectively.
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

EXPLANATION**Vehicles for Hire By-law amending by-law
re 2008 fee increases**

The attached by-law will implement Council's resolution of November 13, 2007 to amend the Vehicles for Hire By-law to increase fees.

Director of Legal Services
November 13, 2007

BY-LAW NO. _____

**A By-law to amend
Vehicles for Hire By-law No. 6066
regarding 2008 fee increases**

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

1. This By-law amends the indicated provisions and schedules of the Vehicles for Hire By-law.
2. From section 11(4), Council strikes out "\$109.00", and substitutes "\$113.00".
3. From section 15(1), Council strikes out "\$29.00", and substitutes "\$30.00".
4. Council:
 - (a) repeals Schedule A, and substitutes Schedule A attached to this By-law; and
 - (b) approves the fees set out in the new Schedule A.
5. This By-law is to come into force and take effect on January 1, 2008.

ENACTED by Council this _____ day of _____, 2007

Mayor

City Clerk

SCHEDULE A

Year 2008 Vehicles for Hire License Fees

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

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

Airport Shuttle Bus, for each vehicle	\$66.00
Airport Transporter, for each vehicle	140.00
Antique Limousine, for each vehicle	176.00
Charter Bus, for each vehicle	140.00
Charter Van, for each vehicle	140.00
Courier Bicycle, for each vehicle	16.00
Driver Instruction Vehicle, for each vehicle	140.00
Dual Taxicab, for each vehicle	340.00
Funeral Cab, for each vehicle	140.00
Handicapped Cab, for each vehicle	140.00
Horse-Drawn Carriage, for each vehicle	460.00
Luxury Limousine, for each vehicle	176.00
Motor Stage, for each vehicle	140.00
Pedicab, for each vehicle	140.00
For each person operating a leased vehicle on a daily fee basis	11.00
School Cab, for each vehicle	140.00
School Shuttle Van, for each vehicle	140.00
Sedan Limousine, for each vehicle	176.00
Sport Utility Limousine, for each vehicle	176.00

Stretch Limousine, for each vehicle	176.00
Taxicab, for each vehicle	340.00
If used also for displaying advertising material, for each vehicle so used, additional fee	29.00
Tow Truck, for each vehicle	140.00
U-Drive, for each vehicle with 4 or more wheels	38.00
for each other vehicle	12.00

Unless otherwise provided herein, the license fee to operate a vehicle licensed for one purpose shall be \$63.00 for each additional purpose authorized by this By-law.

Administrative costs not in Schedule A:

Cost of Transfer of License	113.00
Cost of Bicycle Courier Testing	30.00