

**EXPLANATION****Heritage Designation By-law  
re 1020 Victoria Drive**

At a public hearing on June 10, 2008, Council approved a recommendation to designate a building at 1020 Victoria Drive as protected heritage property. Enactment of the attached by-law will achieve the designation.

Director of Legal Services  
May 5, 2009

1020 Victoria Drive  
Hawkins Residence

BY-LAW NO. \_\_\_\_\_



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

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

1. Council considers that the real property described as:

Structure and exterior envelope of the improvements and exterior building materials of the Hawkins Residence, the Hawkins Residence addition, and the link connection between the Hawkins Residence addition and the existing contemporary special needs facility bearing the civic address 1090 Victoria Drive, all as indicated on Schedule A to this By-law but not including the existing contemporary special needs facility, as indicated on Schedule A

1020 Victoria Drive,  
Vancouver, BC

PID: 014-697-572  
Lot 3  
Block 31  
District Lot 264A  
Plans 1271 and 1771

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*.

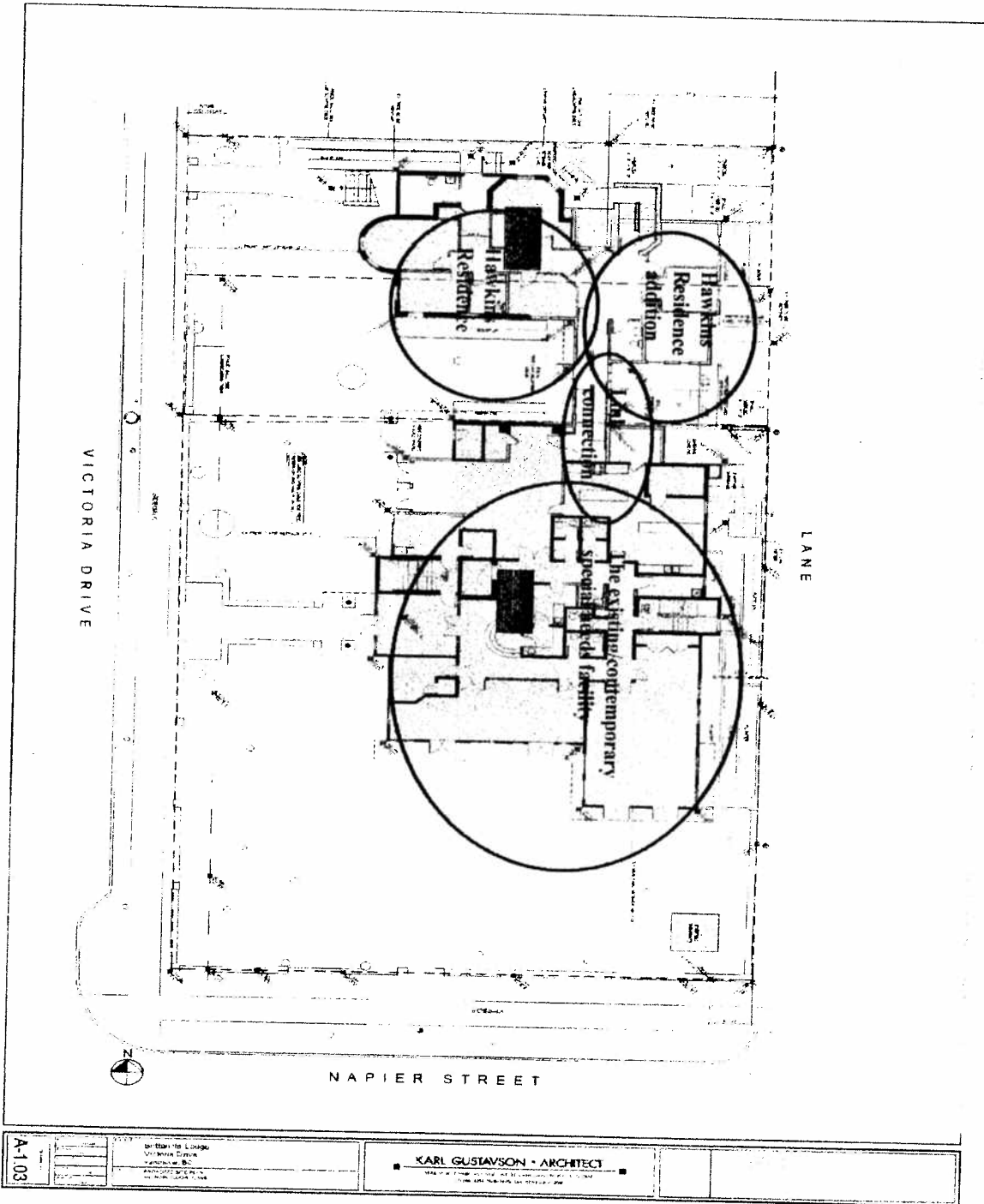
3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009

\_\_\_\_\_  
Mayor

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

Schedule A



A-1.03		DATE: 01/20/18 BY: K.G. CHECKED: K.G. SCALE: AS SHOWN	KARL GUSTAVSON - ARCHITECT 1000 10th Avenue, Suite 100 Victoria, BC V8W 2E1 Tel: 250.688.8888 www.kgarchitect.com	

**EXPLANATION****A By-law to amend Zoning and Development By-law No. 3575  
re 1020 - 1090 Victoria Drive**

After the public hearing on June 10, 2008, Council resolved to rezone this property from RT-5 to 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  
May 5, 2009

1020 - 1090 Victoria Drive

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-601(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 (477).

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

- (a) Institutional Uses, limited to Community Care Facility - Class B; and
- (b) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

**Density**

3.1 Computation of floor area must assume that the site consists of 2 061 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

3.2 The floor space ratio for all uses, combined, must not exceed 1.01.

3.3 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; and

- (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.

3.4 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, except that the total area of all exclusions must not exceed 8% of the residential floor area being provided;
- (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:
  - (i) are at or below base surface, 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;
- (d) amenity areas including recreation facilities, lounge areas, multi-purpose rooms, and meeting rooms except that the total area excluded must not exceed 10% of the total permitted floor area;
- (e) undeveloped floor area located above the highest storey or half-storey, and to which there is no permanent means of access other than a hatch;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) covered verandas or porches if:
  - (i) that portion facing the street or rear property line is open or protected by partial walls or guard rails, the height of which must not exceed the minimum specified in the Building By-law, and
  - (ii) the total area of such exclusions, when combined with the balcony and deck exclusions under subsection (a), does not exceed 13% of the permitted floor area; and

- (h) 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 subsection (h) does not apply to walls in existence before March 14, 2000.

#### **Building height**

- 4. The building height, measured above base surface, must not exceed 11.4 m.

#### **Yards**

5.1 The depth of the front yard must be at least 7.3 m measured from the west property line, except that if the Director of Planning or Development Permit Board first considers the depths of adjacent front yards and all applicable policies and guidelines adopted by Council, the Director of Planning or Development Permit Board may relax the minimum depth of the front yard.

5.2 The depth of each side yard must be at least 1.5 m measured from each of the north property line and south property line.

5.3 Despite section 10.7.1(a) of the Zoning and Development By-law, structures such as steps and access ramps may intrude into either side yard.

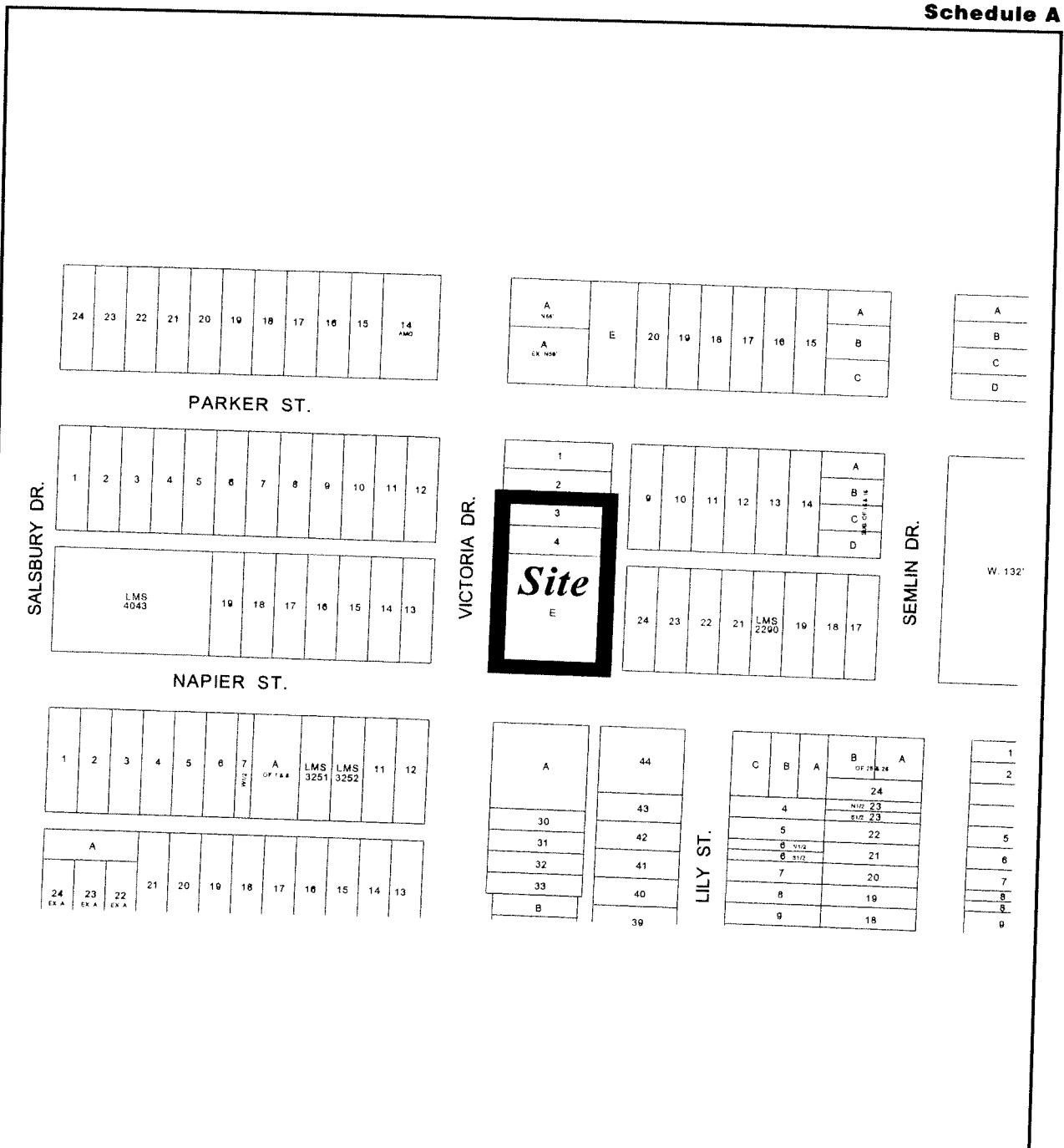
5.4 The depth of the rear yard must be at least 2.4 m from the east property line, except that if the rear of the site abuts a lane, the depth of the rear yard may decrease by the width of that portion of the lane lying between the rear of the site and the ultimate centre line of the lane.

#### **Parking and loading, and bicycle spaces**

6. Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle storage, except that the Director of Planning, in consultation with the General Manager of Engineering Services may allow substitution of required bicycle parking spaces for the parking and charging of scooters or other such devices required by residents of this facility.







The property outlined in black (  ) is rezoned:  
 From **RT-5** to **CD-1**

**Z-601 (c)**

RZ - 1020-1090 Victoria Drive

map: 1 of 1  
 scale: NTS



**City of Vancouver**

date: May 2008

## EXPLANATION

### **2009 Rating By-law General Purpose Taxes**

Enactment of the attached by-law will levy the 2009 general purpose taxes, and implement Council's resolution of May 5, 2009, subject to a property tax cap rate on certain designated port facilities.

Director of Legal Services  
May 5, 2009



**A By-law to levy rates on all taxable real property in the City of Vancouver to raise a sum which, added to the estimated revenue of the City of Vancouver from other sources, will be sufficient to pay all debts and obligations of the City of Vancouver falling due within the year 2009 and not otherwise provided for**

**PREAMBLE**

For the year 2009, the following sums will have to be provided for the purposes hereafter named by levying a rate or rates on all the taxable real property on the assessment roll prepared pursuant to the *Assessment Act* for general municipal purposes for the City of Vancouver:

<u>PURPOSES</u>	<u>AMOUNT</u>
Payment of interest on Debentures outstanding, payment of principal on Serial Debentures falling due in 2009 and payments to Sinking Fund in respect of debenture debts incurred.....	<u>\$69,236,200</u>
All other necessary expenses of the City not otherwise provided for.....	<u>\$482,969,699</u>
Total General Purposes	<u>\$552,205,899</u>

The taxable value of land and improvements as shown on the real property assessment roll prepared by the British Columbia Assessment Authority for general municipal purposes for the City of Vancouver for all classes other than class 1 - residential, class 5 - light industry and class 6 - business and other is \$640,203,589.

The taxable value of land and improvements for general municipal purposes, based on the averaged assessment pursuant to By-law No. 9822, is \$128,920,422,527 for class 1 - residential, \$450,493,439 for class 5 - light industry, and \$24,981,258,776 for class 6 - business and other.

The *Ports Property Tax Act* and its regulations impose a maximum municipal tax rate of \$27.50 per \$1,000 of assessed value in respect of certain Class 4 - major industry properties ("ports properties") bearing assessment roll numbers 561-192-30-2003, 561-226-34-4010, 561-226-34-4015, 561-226-34-4020, 561-230-30-4050, 561-250-76-4014, and 561-275-40-4050.

The *Ports Property Tax Act* and its regulations impose a maximum municipal tax rate of \$22.50 per \$1,000 of assessed value in respect of designated new investment in Class 4 - major industry properties (“ports properties, new investments”) bearing assessment roll number 561-192-30-2003.

The rates of taxation for the Provincial classes necessary to raise the sum of \$552,205,899 are as follows:

<u>CLASS OF PROPERTY</u>		<u>DOLLARS OF TAX FOR EACH ONE THOUSAND DOLLARS OF TAXABLE VALUE</u>
Residential	(1)	2.13692
Utilities	(2)	39.40612
Supportive Housing	(3)	0.00000
Major Industry (other than ports properties)	(4)	30.28937
Major Industry (ports properties)	(4)	27.50000
Major Industry (ports properties, new investment)	(4)	22.50000
Light Industry	(5)	10.34798
Business and Other	(6)	10.34798
Recreational Property/ Non-profit Organization	(8)	2.08871
Farm	(9)	2.08871

such rates being dollars of general purposes tax for each thousand dollars of taxable value.

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

1. On each of the respective classes of property hereinafter set forth, which are more particularly defined in the *Assessment Act* and its regulations, there is hereby imposed per one thousand dollars of taxable value the several rates hereinafter set forth, namely:

(a) For the purpose of providing for the payment of \$69,236,200, being the amount required for interest on Debentures, principal of Serial Debentures and Sinking Fund obligations falling due in 2009, the rates of:

<u>CLASS OF PROPERTY</u>		<u>DOLLARS OF TAX FOR EACH ONE THOUSAND DOLLARS OF TAXABLE VALUE</u>
Residential	(1)	0.26793
Utilities	(2)	4.94078
Supportive Housing	(3)	0.00000
Major Industry (other than ports properties)	(4)	3.79772
Major Industry (ports properties)	(4)	3.44798
Major Industry (ports properties, new investment)	(4)	2.82108
Light Industry	(5)	1.29744
Business and Other	(6)	1.29744
Recreational Property/ Non-profit Organization	(8)	0.26188
Farm	(9)	0.26188

(b) For the purpose of providing the sum of \$482,969,699, being monies required for other necessary expenses of the City during the year 2009 not otherwise provided for, the rates of:

<u>CLASS OF PROPERTY</u>		<u>DOLLARS OF TAX FOR EACH ONE THOUSAND DOLLARS OF TAXABLE VALUE</u>
Residential	(1)	1.86899
Utilities	(2)	34.46534
Supportive Housing	(3)	0.00000
Major Industry (other than ports properties)	(4)	26.49165
Major Industry (ports properties)	(4)	24.05202
Major Industry (ports properties, new investment)	(4)	19.67892

Light Industry	(5)	9.05054
Business and Other	(6)	9.05054
Recreational Property/ Non-profit Organization	(8)	1.82683
Farm	(9)	1.82683

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

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009

\_\_\_\_\_  
Mayor

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

**EXPLANATION**

**2009 Rating By-law  
Greater Vancouver Regional District**

Enactment of the attached by-law will levy the rates necessary to raise funds requisitioned by the Greater Vancouver Regional District for 2009.

Director of Legal Services  
May 5, 2009



BY-LAW NO. \_\_\_\_\_



**A By-law to levy a rate on property to raise monies  
required to be paid to the Greater Vancouver Regional District**

**PREAMBLE**

Pursuant to the *Local Government Act*, the City of Vancouver is required to make due provision for the amount of money requisitioned from it by the Greater Vancouver Regional District.

The Greater Vancouver Regional District has requisitioned from the City the sum of \$13,157,473 for the year 2009.

The amount of money requisitioned by the Greater Vancouver Regional District may be raised by the City of Vancouver by levying a rate on property upon the basis provided in the *Local Government Act*.

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

1. For the purpose of providing for the payment of the amount requisitioned from the City by the Greater Vancouver Regional District in the year 2009, there is hereby imposed per one thousand dollars of taxable value of land and improvements but excluding property that is taxable for school purposes only by a special act, the rates hereinafter set forth, namely:

<u>CLASS OF PROPERTY</u>		<u>DOLLARS OF TAX FOR EACH ONE THOUSAND DOLLARS OF TAXABLE VALUE</u>
Class 1 - residential	(1)	0.06797
Class 2 - utilities	(2)	0.23789
Class 3 - supportive housing	(3)	0.06797
Class 4 - major industry	(4)	0.23109
Class 5 - light industry	(5)	0.23109
Class 6 - business and other	(6)	0.16652
Class 8 - recreational property/ non-profit organization	(8)	0.06797
Class 9 - farm	(9)	0.06797

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

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009

\_\_\_\_\_  
Mayor

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