

**EXPLANATION****Zoning and Development Fee By-law  
re reduced fees for phased sites**

Enactment of the attached by-law will implement Council's resolution of May 19, 2009, to approve a reduction in rezoning fees for the subsequent less complex phases of phased developments. Enactment of the attached by-law will implement Council's resolution.

Director of Legal Services  
June 16, 2009

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



**A By-law to amend  
Zoning and Development Fee By-law No. 5585  
regarding reduced fees for phased sites**

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

1. After Section 6 of Schedule 2 to the Zoning and Development Fee By-law, Council adds:

**“Reduced Fees for Second and Subsequent Phases of Developments**

6A. Despite sections 3, 4, 5, and 6 of this Schedule 2, for a site area of 40 000 m<sup>2</sup> or more, if the complexity or scope of an amendment with regard to the second or subsequent phase of a development is, in the opinion of the Director of Planning, significantly less than that of the first phase by reason of the existence of a land use policy statement or official development plan approved by Council within 10 years preceding the date of the application for the amendment, then the fee for such second or subsequent phase is to be:

For the first 40 000 m<sup>2</sup> of site area .....\$491,000.00

For each additional 100 m<sup>2</sup> of site area or part thereof .....\$132.00”

2. Council repeals section 8 of Schedule 2 of the Zoning and Development Fee By-law, and substitutes:

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

- (a) For an amendment to the Zoning District Plan to redesignate from a zoning district to a new Comprehensive Development District that is contemplated in an Official Development Plan or that is not contemplated in an Official Development Plan but relates to a site area of 40 000 m<sup>2</sup> or more; or
- (b) For an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District that is contemplated in an Official Development Plan or that is not contemplated in an Official Development Plan but relates to a site area of 40 000 m<sup>2</sup> or more;

provided that, in the case of both subsections (a) and (b):

- (i) the approved or existing form of development is retained on at least 75% of the site area; or
- (ii) the floor space ratio of buildings already existing on the site is not increased by more than 25% or 0.5, whichever is the greater; or




**EXPLANATION****Urban Design Panel By-law amending by-law  
regarding miscellaneous amendments**

The attached by-law will implement Council's resolution of June 2, 2009 to increase the number of panel members by one by including a practicing artist, and make other minor amendments to the Urban Design Panel By-law.

Director of Legal Services  
June 16, 2009

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



**A By-law to amend Urban Design Panel By-law No. 4722  
regarding miscellaneous amendments**

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 Urban Design Panel By-law.
2. In section 2, Council:
  - (a) strikes out “12”, and substitutes “13”;
  - (b) strikes out the period at the end of subsection (e), and substitutes a semi-colon; and
  - (c) after subsection (e), adds:
    - “(f) 1 practising professional artist, having specialized training in his or her field, or a history of exhibitions as an artist, and whose peers, and arts professionals, recognize such person as an artist.”
3. In section 3, Council, from:
  - (a) subsection (a), strikes out “12”, and substitutes “13”; and
  - (b) from subsection (b), strikes out “six”, and substitutes “seven”.
4. From section 5 of Schedule A, Council strikes out “and/or Department of Permits and Licenses”.
5. 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.



**EXPLANATION****Solid Waste By-law amending by-law  
re tipping fees and miscellaneous amendments**

The attached by-law will implement Council's resolution of June 2, 2009 to increase tipping and other fees and make some miscellaneous amendments to the Solid Waste By-law to be effective from and after July 9, 2009.

Director of Legal Services  
June 16, 2009

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



**A By-law to amend Solid Waste By-law No. 8417  
regarding tipping fees and miscellaneous amendments**

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 Solid Waste By-law.
2. In section 6.8(2), Council:
  - (a) to the end of clause (c), adds “and”;
  - (b) from clause (d), strikes out “, and”, and substitutes a period; and
  - (c) repeals clause (e).
3. From section 8.3, Council strikes out “Benson Road”, and substitutes “72<sup>nd</sup> Street”.
4. To section 8.5, after “costs”, Council adds “, including lost revenues,”.
5. Council repeals section 1 of Schedule A, and substitutes:

“1. Solid waste and yard waste

Weight Range	Garbage Disposal Fee payable from 10:00 a.m. to 2:00 p.m. Monday to Friday	Garbage Disposal Fee payable other than from 10:00 a.m. to 2:00 p.m. Monday to Friday	Yard Waste
0-100 kg	\$20 flat fee	\$10 flat fee	\$6 flat fee
100-140 kg	\$20 flat fee	\$10 flat fee	\$56/tonne
140 kg and more	\$71/tonne	\$71/tonne	\$56/tonne

6. From section 4 of Schedule A, Council strikes out “\$150”, and substitutes “\$200”.
7. From section 5 of Schedule A, Council strikes out “\$100” and “\$5”, and substitutes “\$150” and “\$15”.
8. To section 10 of Schedule E, after “parts”, Council adds “not processed for human consumption”.
9. A decision by a court that any part of this By-law is illegal, void, or unenforceable is not to affect the balance of the By-law





## EXPLANATION

### **Debenture By-law Street Work**

The attached by-law authorizes the issue of debentures to finance the property owners' share of certain street work projects, and the annual charge equal to the debt charges of the debentures against the properties benefited by the local improvements.

Director of Legal Services  
June 16, 2009

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



**A By-law to contract a debt by the issue and sale of debentures  
in the aggregate principal amount of \$613,154.59 for certain  
local improvement street work projects, including pavement curbs,  
trees and bulges, cement walks, lane pavement, and speed humps  
and for imposing an annual special rate  
on real property specially benefited  
by such local improvements**

**PREAMBLE**

Council has deemed it desirable and necessary to carry out certain street work projects, including pavement curbs, trees and bulges, cement walks, lane pavement, and speed humps (the “works”) as local improvements.

The Collector of Taxes for the City of Vancouver (the “City”) has prepared and certified a schedule (the “schedule”) on April 21, 2009 describing and designating the works as numbers 1 to 66 inclusive, has captioned that schedule with a reference to this By-law, and has deposited the schedule, together with the detailed Court of Revision sheets which support and form part of the schedule, in the office of the Collector of Taxes.

Council declares the schedule to form part of this By-law as if expressly embodied herein.

Council deems that the works will specially benefit the real property (the “assessable real property”) designated and described in the schedule.

The City has completed construction of the works.

The City has determined that the assessable real property produces the total number of feet, more or less, of frontage and flankage assessable on the adjacent respective streets as shown in the schedule, after deducting the width of street intersections and exempt properties shown by the statement of frontage and flankage liable for assessment as finally settled.

The owners of the assessable real property must bear that portion of the cost of the works payable by assessments and amounting to \$613,154.59 according to the schedule, which amount does not exceed by more than 10% the amount estimated by the City to be borne by such owners.

There are that certain specified number of feet frontage and flankage of the assessable real property as shown in the schedule upon which it will be required to levy the annual special rates set out in the schedule, sufficient to raise annually the amounts the City will apply toward payment of interest and principal on the debt referred to in this By-law.

Council deems it expedient to borrow a certain amount of money and to contract a debt by the issue and sale of debentures of the City in the aggregate principal amount of \$613,154.59, bearing interest at the rate of 6% per annum, secured on the credit of the City at large, to defray that part of the cost of the works payable by annual special assessments.

According to the last revised averaged assessment roll, the value of all the real property in the City liable to taxation is \$155,118,786,231.

As of the day following the enactment date of this By-law, the total amount of the existing debenture debt of the City is \$525,109,500, exclusive of debts incurred for local improvements secured by special rates or assessments, of which none of the principal or interest is in arrears as at that date.

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

1. To defray that part of the cost of the works payable by annual special rates under this By-law, the City will contract a debt by the issue and sale of debentures (the "debentures") of the City in the aggregate principal amount of \$613,154.59 secured on the general credit of the City, which debentures will be in substantially the form and substance set out in Schedule A to this By-law.
2. The debt secured by the debentures will bear interest at the rate of 6% per annum, payable on June 17, 2009 and on June 17 of each year after that during the term of the debentures.
3. The debentures will be fully-registered debentures without coupons.
4. The debentures will bear the common seal of the City and the facsimile signature of the City's Mayor. The City Treasurer, Deputy City Treasurer, or such other person as a by-law may designate will sign the debentures.
5. The debentures will be in denominations equivalent to each of the amounts set out under the column "Principal Payment" in Schedule B to this By-law, will bear the date "June 17, 2009", and will be payable in each of the years 2009 to 2023, both inclusive, in the respective principal amounts set out under the column "Principal Payment" in Schedule B.
6. The debentures will be payable as to both principal and interest at the office of the City Treasurer, City Hall, Vancouver, British Columbia, Canada.

7. Council hereby imposes, in each of the years 2009 to 2023, both inclusive, an annual special rate per foot, as respectively shown in the schedule for the works, on the assessable real property according to the frontage and flankage of such assessable real property, in addition to all other rates and taxes, which special rate will be sufficient to produce annually the respective amounts set out under the column "Total Annual Payment" in Schedule B.

8. The Collector of Taxes will insert the amounts referred to in section 7 in the real property tax roll in each of the years 2009 to 2023, both inclusive, and such amounts will be payable to and collected by the Collector of Taxes in the same manner as other rates on the real property tax roll.

9. The debentures will contain the endorsement referred to in section 252 of the *Vancouver Charter*.

10. Council hereby authorizes the City to carry out the purposes set out in this By-law for the issue of the debentures.

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

12. References in this By-law to money are to lawful currency of Canada.

13. 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

THIS IS SCHEDULE "A" REFERRED TO IN  
BY-LAW NO. \_\_\_\_\_ OF THE CITY OF VANCOUVER

CANADA

PROVINCE OF BRITISH COLUMBIA

CITY OF VANCOUVER

SERIAL DEBENTURE

NO.

Under the provisions of the Vancouver Charter, and amendments thereto, and  
By-law No. \_\_\_\_\_ KNOW ALL MEN BY THESE PRESENTS:

That the City of Vancouver, Province of British Columbia, is indebted to and for value received promises to pay to the registered holder hereof, on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) of lawful money of Canada at the Office of the City Treasurer, City Hall, Vancouver, British Columbia, and to pay interest thereon at the rate of six per centum (6%) per annum, payable on the 17<sup>th</sup> day of June in each year during the term of the Debenture, commencing in the year 2009, at the said place, and the City of Vancouver is hereby held and firmly bound and its faith and credit and taxing power are hereby pledged for the prompt payment of the principal and interest of this Debenture at maturity.

This Debenture, or any interest therein, shall not, after a memorandum of ownership has been endorsed thereon by the City Treasurer, be transferable except by entry by the City Treasurer or his Deputy in the Debenture Registry Book of the City of Vancouver.

This Debenture is issued by the City of Vancouver under and by authority of and in full compliance with the provisions of the laws of the Province of British Columbia including the Vancouver Charter, and amendments thereto, and By-law No. \_\_\_\_\_ duly and legally passed by the Council of the City of Vancouver.

THIS IS SCHEDULE "A" REFERRED TO IN  
BY-LAW NO. \_\_\_\_\_ OF THE CITY OF VANCOUVER

It is hereby certified, recited and declared that all acts, conditions and things necessary to be done and to exist precedent to and in the issuance of this Debenture have been properly done, fulfilled and performed and do exist in regular and in due form as required by the laws of the Province of British Columbia, and that the total indebtedness of the City of Vancouver including the Debentures authorized by the said By-law does not exceed any statutory limitations, and provision has been made to levy taxes sufficient to pay the interest promptly as it matures and to pay the principal of this Debenture when due.

IN WITNESS WHEREOF the City of Vancouver has caused these presents to be sealed with the Common Seal of the City of Vancouver, to bear the facsimile signature of its Mayor, to be signed by its authorized signing officer and to be dated the 17<sup>th</sup> day of June, 2009.

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Mayor

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Authorized Signing Officer

THIS IS SCHEDULE "A" REFERRED TO IN  
BY-LAW NO. \_\_\_\_\_ OF THE CITY OF VANCOUVER

DATE OF  
REGISTRATION

NAME AND ADDRESS OF  
REGISTERED OWNER

SIGNATURE OF  
TREASURER

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THIS IS SCHEDULE "B" REFERRED TO IN  
BY-LAW NO. \_\_\_\_\_ OF THE CITY OF VANCOUVER

BY-LAW	STREET WORK		6.00%	15 YEARS
YEAR	DEBENTURES OUTSTANDING	PRINCIPAL PAYMENT	INTEREST PAYMENT	TOTAL ANNUAL PAYMENT
2009	\$613,154.59	\$59,558.60	\$0.00	\$59,558.60
2010	553,595.99	26,342.84	33,215.76	59,558.60
2011	527,253.15	27,923.41	31,635.19	59,558.60
2012	499,329.74	29,598.82	29,959.78	59,558.60
2013	469,730.92	31,374.74	28,183.86	59,558.60
2014	438,356.18	33,257.23	26,301.37	59,558.60
2015	405,098.95	35,252.66	24,305.94	59,558.60
2016	369,846.29	37,367.82	22,190.78	59,558.60
2017	332,478.47	39,609.90	19,948.70	59,558.60
2018	292,868.57	41,986.48	17,572.12	59,558.60
2019	250,882.09	44,505.67	15,052.93	59,558.60
2020	206,376.42	47,176.02	12,382.58	59,558.60
2021	159,200.40	50,006.57	9,552.03	59,558.60
2022	109,193.83	53,006.97	6,551.63	59,558.60
2023	56,186.86	<u>56,186.86</u>	<u>3,371.74</u>	<u>59,558.60</u>
		<u>\$613,154.59</u>	<u>\$280,224.41</u>	<u>\$893,379.00</u>

## EXPLANATION

### **Debenture By-law Lane Lighting**

The attached by-law authorizes the issue of debentures to finance the property owners' share of certain lane lighting projects, and the annual charge equal to the debt charges of the debentures against the properties benefited by the local improvements.

Director of Legal Services  
June 16, 2009

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



**A By-law to contract a debt by the issue and sale of debentures  
in the aggregate principal amount of \$7,772.76  
for certain local improvement lane lighting projects,  
and for imposing an annual special rate on real property  
specially benefited by such local improvements**

PREAMBLE

Council has deemed it desirable and necessary to carry out certain lane lighting projects (the "works") as local improvements.

The Collector of Taxes for the City of Vancouver (the "City") has prepared and certified a schedule (the "schedule") on April 21, 2009 describing and designating the works as numbers 1 to 13 inclusive, has captioned that schedule with a reference to this By-law, and has deposited the schedule, together with the detailed Court of Revision sheets which support and form part of the schedule, in the office of the Collector of Taxes.

Council declares the schedule to form part of this By-law as if expressly embodied herein.

Council deems that the works will specially benefit the real property (the "assessable real property") designated and described in the schedule.

The City has completed construction of the works.

The City has determined that the assessable real property produces the total number of feet, more or less, of frontage and flankage assessable on the adjacent respective streets as shown in the schedule, after deducting the width of street intersections and exempt properties shown by the statement of frontage and flankage liable for assessment as finally settled.

The owners of the assessable real property must bear that portion of the cost of the works payable by assessments and amounting to \$7,772.76 according to the schedule, which amount does not exceed by more than 10% the amount estimated by the City to be borne by such owners.

There are that certain specified number of feet frontage and flankage of the assessable real property as shown in the schedule upon which it will be required to levy the annual special rates set out in the schedule, sufficient to raise annually the amounts the City will apply toward payment of interest and principal on the debt referred to in this By-law.

Council deems it expedient to borrow a certain amount of money and to contract a debt by the issue and sale of debentures of the City in the aggregate principal amount \$7,772.76, bearing interest at the rate of 6% per annum, secured on the credit of the City at large, to defray that part of the cost of the works payable by annual special assessments.

According to the last revised averaged assessment roll, the value of all the real property in the City liable to taxation is \$155,118,786,231.

As of the day following the enactment of this By-law, the total amount of the existing debenture debt of the City is \$525,109,500, exclusive of debts incurred for local improvements secured by special rates or assessments, of which none of the principal or interest is in arrears as at that date.

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

1. To defray that part of the cost of the works payable by annual special rates under this By-law, the City will contract a debt by the issue and sale of debentures (the “debentures”) of the City in the aggregate principal amount of \$7,772.76 secured on the general credit of the City, which debentures will be in substantially the form and substance set out in Schedule A to this By-law.
2. The debt secured by the debentures will bear interest at the rate of 6% per annum, payable on June 17, 2009 and on June 17 of each year after that during the term of the debentures.
3. The debentures will be fully-registered debentures without coupons.
4. The debentures will bear the common seal of the City and the facsimile signature of the City’s Mayor. The City Treasurer, Deputy City Treasurer, or such other person as a by-law may designate will sign the debentures.
5. The debentures will be in denominations equivalent to each of the amounts set out under the column “Principal Payment” in Schedule B to this By-law, will bear the date “June 17, 2009”, and will be payable in each of the years 2009 to 2013, both inclusive, in the respective principal amounts set out under the column “Principal Payment” in Schedule B.
6. The debentures will be payable as to both principal and interest at the office of the City Treasurer, City Hall, Vancouver, British Columbia, Canada.

7. Council hereby imposes, in each of the years 2009 to 2013, both inclusive, an annual special rate per foot, as respectively shown in the schedule for the works, on the assessable real property according to the frontage and flankage of such assessable real property, in addition to all other rates and taxes, which special rate will be sufficient to produce annually the respective amounts set out under the column "Total Annual Payment" in Schedule B.
8. The Collector of Taxes will insert the amounts referred to in section 7 in the real property tax roll in each of the years 2009 to 2013, both inclusive, and such amounts will be payable to and collected by the Collector of Taxes in the same manner as other rates on the real property tax roll.
9. The debentures will contain the endorsement referred to in section 252 of the *Vancouver Charter*.
10. Council hereby authorizes the City to carry out the purposes set out in this By-law for the issue of the debentures.
11. The schedules attached to this By-law form part of this By-law.
12. References in this By-law to money are to lawful currency of Canada.
13. 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

THIS IS SCHEDULE "A" REFERRED TO IN  
BY-LAW NO. \_\_\_\_\_ OF THE CITY OF VANCOUVER

CANADA

PROVINCE OF BRITISH COLUMBIA

CITY OF VANCOUVER

SERIAL DEBENTURE

NO.

Under the provisions of the Vancouver Charter, and amendments thereto, and  
By-law No. \_\_\_\_\_ KNOW ALL MEN BY THESE PRESENTS:

That the City of Vancouver, Province of British Columbia, is indebted to and for value received promises to pay to the registered holder hereof, on the \_\_\_\_\_ day of \_\_\_\_\_, the sum of \_\_\_\_\_ Dollars (\$) of lawful money of Canada at the Office of the City Treasurer, City Hall, Vancouver, British Columbia, and to pay interest thereon at the rate of six per centum (6%) per annum, payable on the 17<sup>th</sup> day of June in each year during the term of the Debenture, commencing in the year 2009, at the said place, and the City of Vancouver is hereby held and firmly bound and its faith and credit and taxing power are hereby pledged for the prompt payment of the principal and interest of this Debenture at maturity.

This Debenture, or any interest therein, shall not, after a memorandum of ownership has been endorsed thereon by the City Treasurer, be transferable except by entry by the City Treasurer or his Deputy in the Debenture Registry Book of the City of Vancouver.

This Debenture is issued by the City of Vancouver under and by authority of and in full compliance with the provisions of the laws of the Province of British Columbia including the Vancouver Charter, and amendments thereto, and By-law No. \_\_\_\_\_ duly and legally passed by the Council of the City of Vancouver.

THIS IS SCHEDULE "A" REFERRED TO IN  
BY-LAW NO. \_\_\_\_\_ OF THE CITY OF VANCOUVER

It is hereby certified, recited and declared that all acts, conditions and things necessary to be done and to exist precedent to and in the issuance of this Debenture have been properly done, fulfilled and performed and do exist in regular and in due form as required by the laws of the Province of British Columbia, and that the total indebtedness of the City of Vancouver including the Debentures authorized by the said By-law does not exceed any statutory limitations, and provision has been made to levy taxes sufficient to pay the interest promptly as it matures and to pay the principal of this Debenture when due.

IN WITNESS WHEREOF the City of Vancouver has caused these presents to be sealed with the Common Seal of the City of Vancouver, to bear the facsimile signature of its Mayor, to be signed by its authorized signing officer and to be dated the 17<sup>th</sup> day of June, 2009.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Authorized Signing Officer

THIS IS SCHEDULE "A" REFERRED TO IN  
BY-LAW NO. \_\_\_\_\_ OF THE CITY OF VANCOUVER

DATE OF  
REGISTRATION

NAME AND ADDRESS OF  
REGISTERED OWNER

SIGNATURE OF  
TREASURER

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THIS IS SCHEDULE "B" REFERRED TO IN  
BY-LAW NO. \_\_\_\_\_ OF THE CITY OF VANCOUVER

BY-LAW	LANE LIGHTING			6.000%	5 YEARS
YEAR	DEBENTURES OUTSTANDING	PRINCIPAL PAYMENT	INTEREST PAYMENT	TOTAL ANNUAL PAYMENT	
2009	\$7,772.76	\$1,740.80	\$0.00	\$1,740.80	
2010	6,031.96	1,378.88	361.92	1,740.80	
2011	4,653.08	1,461.62	279.18	1,740.80	
2012	3,191.46	1,549.31	191.49	1,740.80	
2013	1,642.15	<u>1,642.15</u>	<u>98.65</u>	<u>1,740.80</u>	
		<u>\$7,772.76</u>	<u>\$931.24</u>	<u>\$8,704.00</u>	

## EXPLANATION

### **Debenture By-law Street Lighting**

The attached by-law authorizes the issue of debentures to finance the property owners' share of certain street lighting projects, and the annual charge equal to the debt charges of the debentures against the properties benefited by the local improvements.

Director of Legal Services  
June 16, 2009

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

**A By-law to contract a debt by the issue and sale of debentures  
in the aggregate principal amount of \$3,528.39  
for certain local improvement street lighting projects,  
and for imposing an annual special rate on real property  
specially benefited by such local improvements**



PREAMBLE

Council has deemed it desirable and necessary to carry out certain street lighting projects (the "works") as local improvements.

The Collector of Taxes for the City of Vancouver (the "City") has prepared and certified a schedule (the "schedule") on April 21, 2009 describing and designating the works as number 1, has captioned that schedule with a reference to this By-law, and has deposited the schedule, together with the detailed Court of Revision sheets which support and form part of the schedule, in the office of the Collector of Taxes.

Council declares the schedule to form part of this By-law as if expressly embodied herein.

Council deems that the works will specially benefit the real property (the "assessable real property") designated and described in the schedule.

The City has completed construction of the works.

The City has determined that the assessable real property produces the total number of feet, more or less, of frontage and flankage assessable on the adjacent respective streets as shown in the schedule, after deducting the width of street intersections and exempt properties shown by the statement of frontage and flankage liable for assessment as finally settled.

The owners of the assessable real property must bear that portion of the cost of the works payable by assessments and amounting to \$3,528.39 according to the schedule, which amount does not exceed by more than 10% the amount estimated by the City to be borne by such owners.

There are that certain specified number of feet frontage and flankage of the assessable real property as shown in the schedule upon which it will be required to levy the annual special rates set out in the schedule, sufficient to raise annually the amounts the City will apply toward payment of interest and principal on the debt referred to in this By-law.

Council deems it expedient to borrow a certain amount of money and to contract a debt by the issue and sale of debentures of the City in the aggregate principal amount \$3,528.39, bearing interest at the rate of 6% per annum, secured on the credit of the City at large, to defray that part of the cost of the works payable by annual special assessments.

According to the last revised averaged assessment roll, the value of all the real property in the City liable to taxation is \$155,118,786,231.

As of the day following the enactment of this By-law, the total amount of the existing debenture debt of the City is \$525,109,500, exclusive of debts incurred for local improvements secured by special rates or assessments, of which none of the principal or interest is in arrears as at that date.

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

1. To defray that part of the cost of the works payable by annual special rates under this By-law, the City will contract a debt by the issue and sale of debentures (the "debentures") of the City in the aggregate principal amount of \$3,528.39 secured on the general credit of the City, which debentures will be in substantially the form and substance set out in Schedule A to this By-law.
2. The debt secured by the debentures will bear interest at the rate of 6% per annum, payable on June 17, 2009 and on June 17 of each year after that during the term of the debentures.
3. The debentures will be fully-registered debentures without coupons.
4. The debentures will bear the common seal of the City and the facsimile signature of the City's Mayor. The City Treasurer, Deputy City Treasurer, or such other person as a by-law may designate will sign the debentures.
5. The debentures will be in denominations equivalent to each of the amounts set out under the column "Principal Payment" in Schedule B to this By-law, will bear the date "June 17, 2009", and will be payable in each of the years 2009 to 2018, both inclusive, in the respective principal amounts set out under the column "Principal Payment" in Schedule B.
6. The debentures will be payable as to both principal and interest at the office of the City Treasurer, City Hall, Vancouver, British Columbia, Canada.

7. Council hereby imposes, in each of the years 2009 to 2018, both inclusive, an annual special rate per foot, as respectively shown in the schedule for the works, on the assessable real property according to the frontage and flankage of such assessable real property, in addition to all other rates and taxes, which special rate will be sufficient to produce annually the respective amounts set out under the column "Total Annual Payment" in Schedule B.

8. The Collector of Taxes will insert the amounts referred to in section 7 in the real property tax roll in each of the years 2009 to 2018, both inclusive, and such amounts will be payable to and collected by the Collector of Taxes in the same manner as other rates on the real property tax roll.

9. The debentures will contain the endorsement referred to in section 252 of the *Vancouver Charter*.

10. Council hereby authorizes the City to carry out the purposes set out in this By-law for the issue of the debentures.

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

12. References in this By-law to money are to lawful currency of Canada.

13. 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



THIS IS SCHEDULE "A" REFERRED TO IN  
BY-LAW NO. \_\_\_\_\_ OF THE CITY OF VANCOUVER

It is hereby certified, recited and declared that all acts, conditions and things necessary to be done and to exist precedent to and in the issuance of this Debenture have been properly done, fulfilled and performed and do exist in regular and in due form as required by the laws of the Province of British Columbia, and that the total indebtedness of the City of Vancouver including the Debentures authorized by the said By-law does not exceed any statutory limitations, and provision has been made to levy taxes sufficient to pay the interest promptly as it matures and to pay the principal of this Debenture when due.

IN WITNESS WHEREOF the City of Vancouver has caused these presents to be sealed with the Common Seal of the City of Vancouver, to bear the facsimile signature of its Mayor, to be signed by its authorized signing officer and to be dated the 17<sup>th</sup> day of June, 2009.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Authorized Signing Officer

THIS IS SCHEDULE "A" REFERRED TO IN  
BY-LAW NO.            OF THE CITY OF VANCOUVER

DATE OF  
REGISTRATION

NAME AND ADDRESS OF  
REGISTERED OWNER

SIGNATURE OF  
TREASURER

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THIS IS SCHEDULE "B" REFERRED TO IN  
BY-LAW NO. \_\_\_\_\_ OF THE CITY OF VANCOUVER

BY-LAW	STREET LIGHTING			6.000%	5 YEARS
YEAR	DEBENTURES OUTSTANDING	PRINCIPAL PAYMENT	INTEREST PAYMENT	TOTAL ANNUAL PAYMENT	
2009	\$3,528.39	\$452.26	\$0.00	\$452.26	
2010	3,076.13	267.69	184.57	452.26	
2011	2,808.44	283.75	168.51	452.26	
2012	2,524.69	300.78	151.48	452.26	
2013	2,223.91	318.83	133.43	452.26	
2014	1,905.08	337.96	114.30	452.26	
2015	1,567.12	358.23	94.03	452.26	
2016	1,208.89	379.73	72.53	452.26	
2017	829.16	402.51	49.75	452.26	
2018	426.65	<u>426.65</u>	<u>25.61</u>	<u>452.26</u>	
		<u>\$3,528.39</u>	<u>\$994.21</u>	<u>\$4,522.60</u>	

## EXPLANATION

**A By-law to amend Zoning and Development By-law No. 3575,  
CD-1 By-law No. 9193, and CD-1 By-law No. 9766  
regarding miscellaneous text amendments**

After the public hearing on May 19, 2009, Council resolved to approve miscellaneous amendments to the captioned by-laws including changes to the floor area or floor space ratio exclusions. 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  
June 16, 2009

Miscellaneous text amendments

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



**A By-law to amend Zoning and Development By-law No. 3575,  
CD-1 By-law No. 9193, and CD-1 By-law No. 9766  
regarding miscellaneous text amendments**

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

1. From section 3.2.1.C of the RM-5, RM-5A, RM-5B and RM-5C Districts Schedule of the Zoning and Development By-law, Council repeals:

- Fitness Centre - Class 1, *but only in the RM-5C District*

2. After section 7.6(e) of CD-1 By-law No. 9193, Council adds:

“(f) covered porches if:

- (i) the Director of Planning first approves the porch design,
- (ii) they face the street and are located at the first storey,
- (iii) that portion facing the street is open or protected by guard rails, the height of which must not exceed the minimum specified in the Building By-law,
- (iv) the total area of such exclusions does not exceed 8% of the permitted floor area, and
- (v) the ceiling height, excluding roof structures, of the total excluded area does not exceed 3.1 m measured from the porch floor; and

(g) areas of floor over open-to-below space located directly below space located directly below sloping roof rafters or a sloped ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists if:

- (i) the Director of Planning first approves the roof design,
- (ii) the distance from the floor to any part of the ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
- (iii) the excluded floor area does not exceed 10% of the permitted floor area.”



## EXPLANATION

**A By-law to amend Sign By-law No. 6510  
regarding miscellaneous text amendments**

After the public hearing on May 19, 2009, Council resolved to approve miscellaneous minor amendments to the Sign By-law. 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  
June 16, 2009

Miscellaneous text amendments

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. In the Sign By-law, Council:
  - (a) from Section 12.3.1, strikes out “and Section 13.5.3”;
  - (b) from Section 12.3.2, strikes out “or Section 13.5.3”;
  - (c) repeals Section 13.5, entitled “Annual Encroachment Charge”;
  - (d) re-numbers Section 13.6, and Sections 13.6.1, 13.6.2, and 13.6.3, as Section 13.5, and Sections 13.5.1, 13.5.2, and 13.5.3; and
  - (e) in the new Section 13.5.2, strikes out “13.6.1”, and substitutes “13.5.1”.
2. 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.
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

## EXPLANATION

**A By-law to amend CD-1 By-law No. 8587  
re 651 Expo Boulevard**

After the public hearing on May 19, 2009, Council resolved to increase the maximum allowable number of dwelling units. 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  
June 16, 2009

651 Expo Boulevard



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

**A By-law to amend CD-1 By-law No. 8587**

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

1. In By-law No. 8587, from section 3(a), Council strikes out "1,140", and substitutes "1,153", and "285", and substitutes "288".
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****A By-law to amend FCN ODP By-law No. 6650  
re 651 Expo Boulevard**

After the public hearing on May 19, 2009, Council resolved to amend the FCN ODP By-law regarding maximum allowable number of dwelling units. 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  
June 16, 2009

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

**A By-law to amend False Creek North  
Official Development Plan By-law No. 6650**

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

1. This By-law amends the indicated provisions and figures of Schedule A to the False Creek North Official Development Plan By-law No. 6650.
2. From the first sentence of the second paragraph of section 3.3.1, Council strikes out "9,830", and substitutes "9,843".
3. Council repeals Figure #4 Residential Units, and substitutes:

Area - Neighbourhood		Affordable		Market		Total Units	Floor Area		per
		non-family	family	non-family	family		m2	sq. ft.	
1 Beach	Units	177	255	1,522	312	2,266	230,448	2,480,582	CD-1
	%	7.8	11.3	67.1	13.8	★			
2 Roundhouse	Units	74	137	594	230	1,035	114,247	1,229,785	CD-1
	%	7.1	13.2	57.4	22.2				
3 Yaletown Edge	Units	60	72	452	122	706	84,379	908,278	CD-1
	%	8.5	10.2	64	17.3				
4 Quayside	Units	38	86	1,114	117	1,415	137,281	1,477,729	CD-1
	%	6.9	6.1	78.7	8.3	★★			
5A Cambie-Beatty	Units	52	52	972	80	1,156	83,902	903,143	CD-1
	%	4.5	4.5	84.1	6.8				
6A Coopers Park	Units	38	63	458	155	714	70,558	759,500	CD-1
	%	5.3	8.8	64.1	21.7				
6C Abbott-Carrall	Units	0	0	0	0	0	0	0	OOP
	%								
7B Viaducts	Units	0	0	865	288	1,153	83,331	897,000	CD-1
	%	0	0	75	25				
8 International Village	Units	98	12	1,080	210	1,398	114,205	1,229,280	CD-1
	%	6.9	0.9	77.3	15				
<b>Total</b>						<b>9,843</b>	<b>918,348</b>	<b>8,885,307</b>	

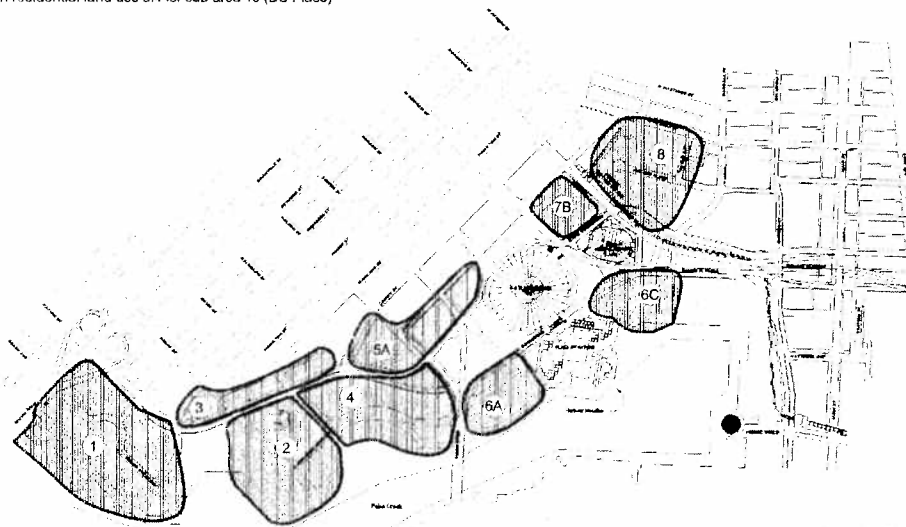
Sub-total	Units %	Affordable		Market	
		non-family	family	non-family	family
		595	677	7,057	1,514
		8.1	6.9	71.7	15.4
<b>Total</b>				1,272	8,571
				12.9	87.1
<b>Grand total</b>		<b>9,843</b>			
		<b>100</b>			

★ Additional 97 units from unconsolidated Beach lands

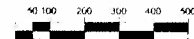
★★ Pay-in-lieu for 150 units

note 1: The floor area distribution between affordable and market is set out in legal agreements for each CD-1

\* Refer to text section on residential land use 3.4 for sub-area 10 (BC Place)



**Figure # 4  
Residential Units**





**EXPLANATION****Street and Traffic By-law amending by-law  
regarding Canada Line neighbourhood parking**

On June 11, 2009, Council approved changes to the Street and Traffic By-law to include the 500 and 600 blocks of West 18<sup>th</sup> Avenue and West 19<sup>th</sup> Avenue in the general area of the city whose residents pay \$33.00 (including GST) for an annual resident parking permit.

Director of Legal Services  
June 16, 2009

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

**A By-law to amend Street and Traffic By-law No. 2849  
regarding Canada Line neighbourhood parking**

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

1. To section 23.4(b) of the Street and Traffic By-law, Council, after the second reference to “Granville Street”, adds “, except for the 500 and 600 blocks of West 18<sup>th</sup> Avenue and West 19<sup>th</sup> Avenue”.
2. 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.
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

**EXPLANATION****Parking Meter By-law  
Canada Line Neighbourhood Parking Program**

Enactment of the attached by-law will implement Council's resolution of June 11, 2009, to approve certain expanded areas for the potential imposition of parking meter rates in certain Canada Line Station neighbourhoods after public consultation. The by-law adds three new maps to Schedule A but we are also substituting seven new maps for the seven existing maps in Schedule A simply because of amended page numbering. There are no changes of substance.

Director of Legal Services  
June 16, 2009

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

**A By-law to amend  
Parking Meter By-law No. 2952  
to expand the residential parking permit  
program to the Marine Drive, 41<sup>st</sup> and 49<sup>th</sup> Avenue, and  
King Edward (Cambie Village) Station neighbourhoods**

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

1. In section 5(3)(b) of the Parking Meter By-law, Council:
  - (a) strikes out the “and” after “6”; and
  - (b) after “7”, adds “, 8, 9, and 10”.
2. Council repeals Schedule A, and substitutes Schedule A attached to this by-law.
3. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
4. This By-law is to come into force and take effect on the date of its enactment.

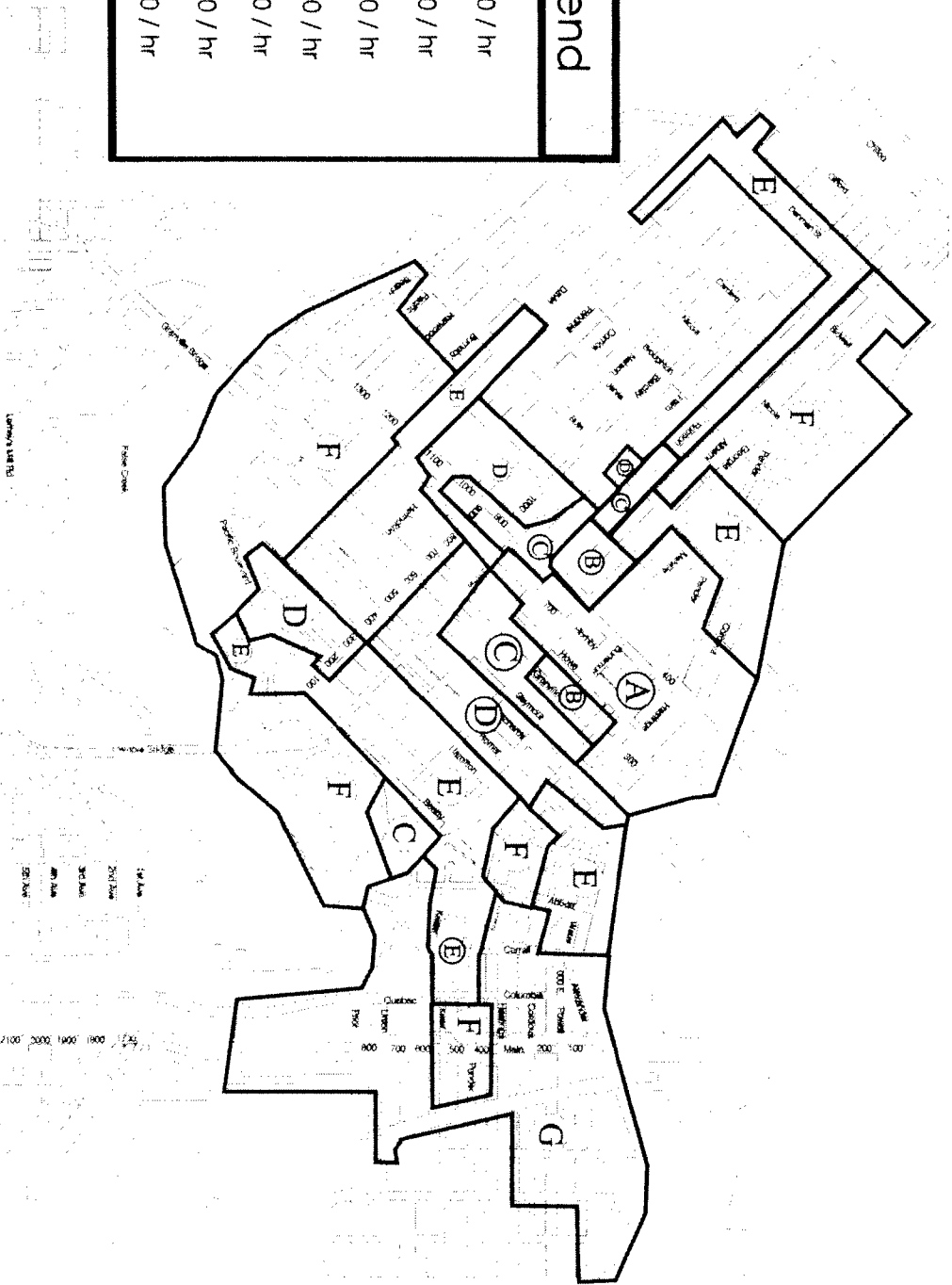
ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009

\_\_\_\_\_  
Mayor

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

N  
**Downtown**  
 Schedule A (Page 1 of 10)

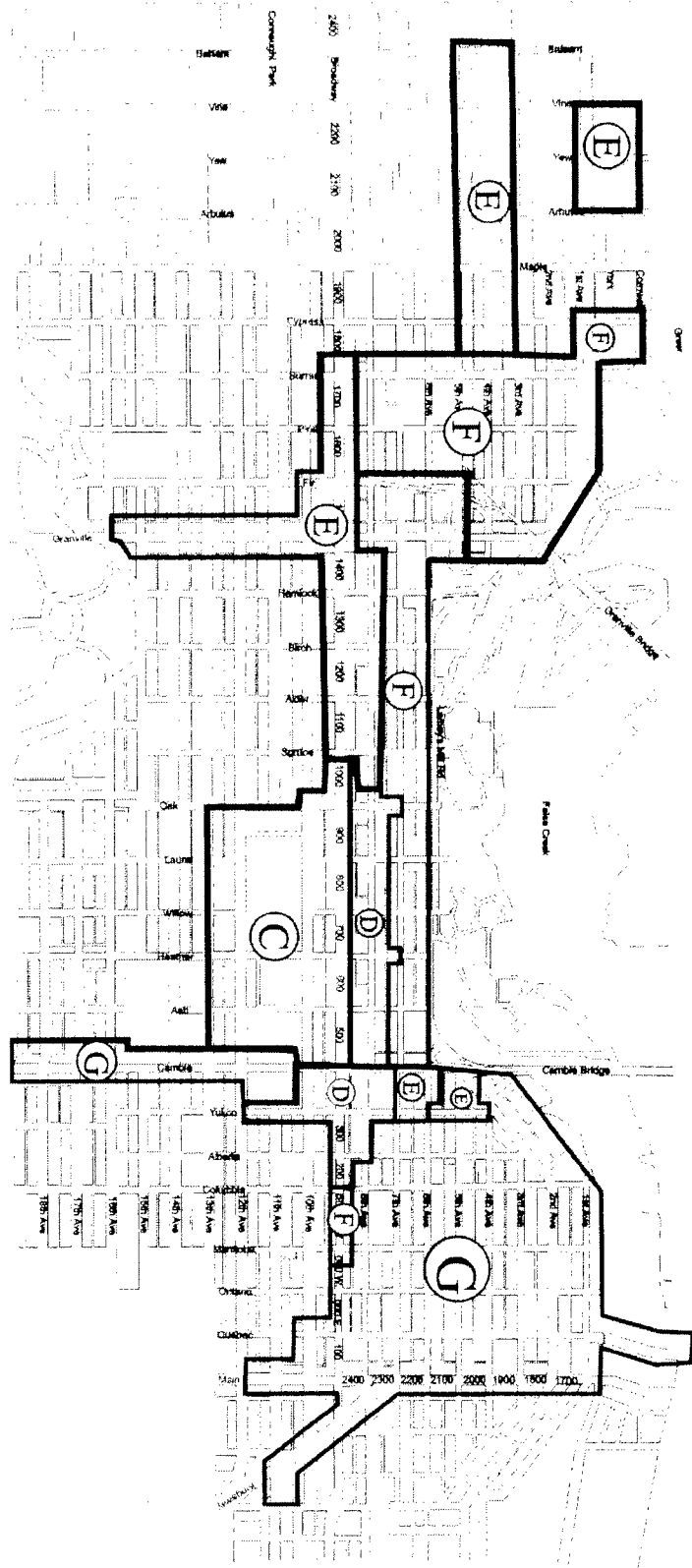
Legend	
(A)	\$5.00 / hr
(B)	\$4.00 / hr
(C)	\$3.00 / hr
(D)	\$2.50 / hr
(E)	\$2.00 / hr
(F)	\$1.50 / hr
(G)	\$1.00 / hr







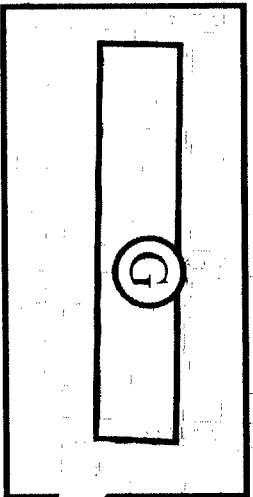
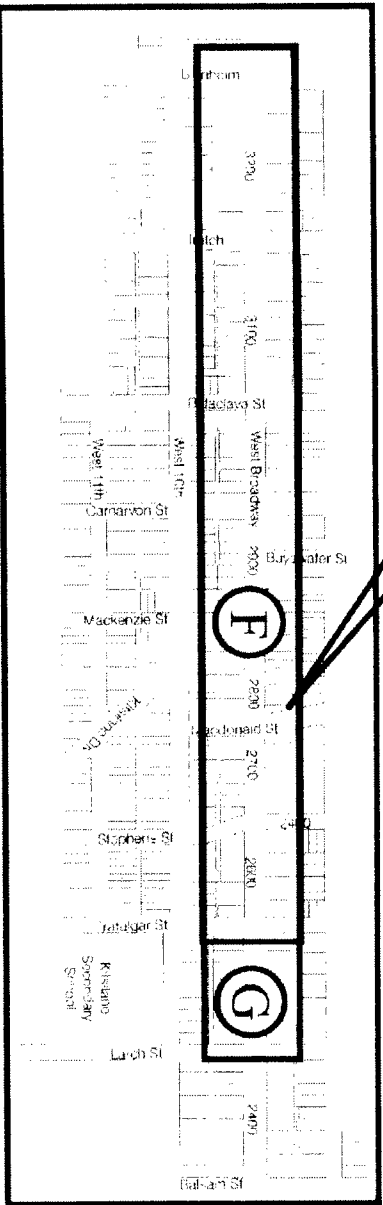
# Broadway Corridor Schedule A (Page 2 of 10)




Legend	
A	\$5.00 / hr
B	\$4.00 / hr
C	\$3.00 / hr
D	\$2.50 / hr
E	\$2.00 / hr
F	\$1.50 / hr
G	\$1.00 / hr

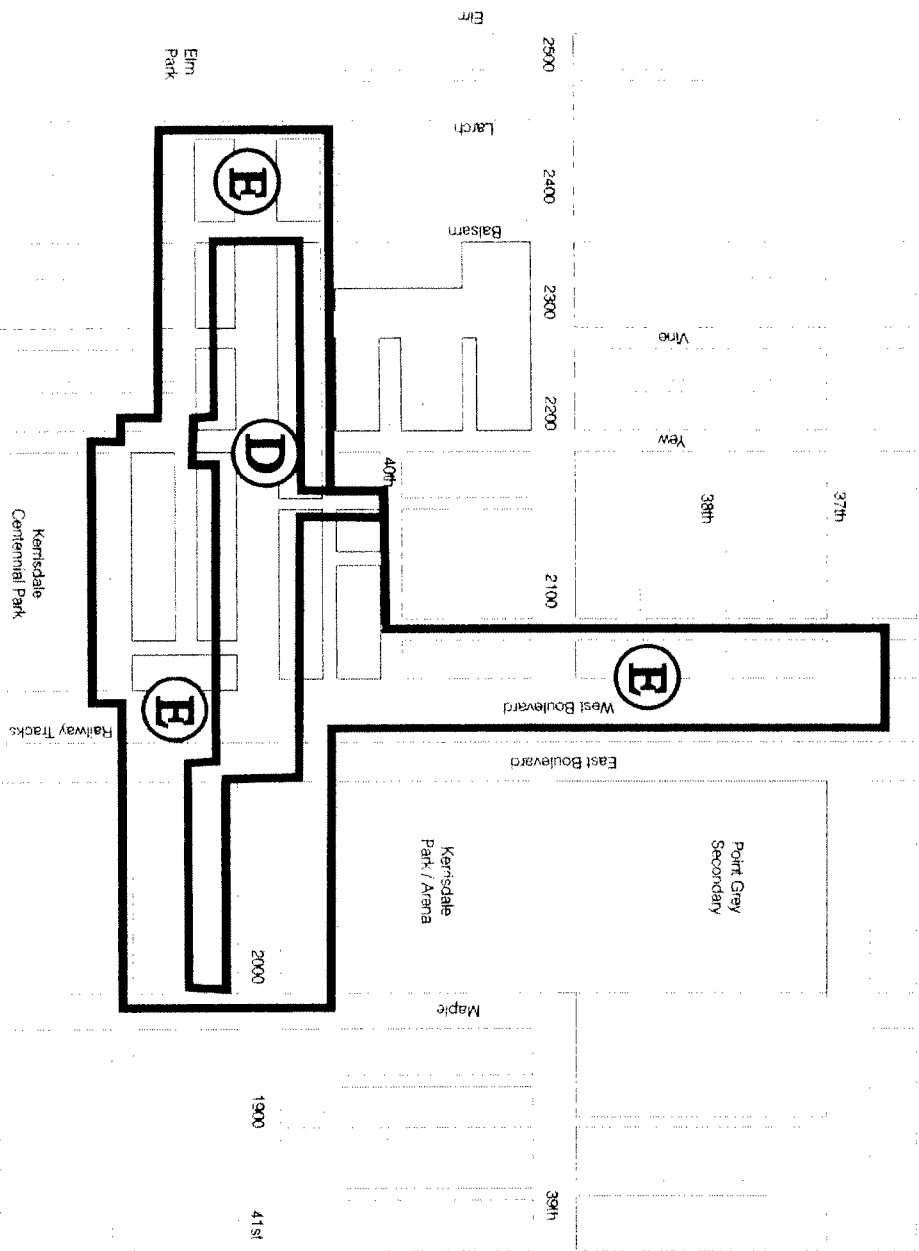
# West Broadway

## Schedule A (Page 3 of 10)



Legend	
(A)	\$5.00 / hr
(B)	\$4.00 / hr
(C)	\$3.00 / hr
(D)	\$2.50 / hr
(E)	\$2.00 / hr
(F)	\$1.50 / hr
(G)	\$1.00 / hr

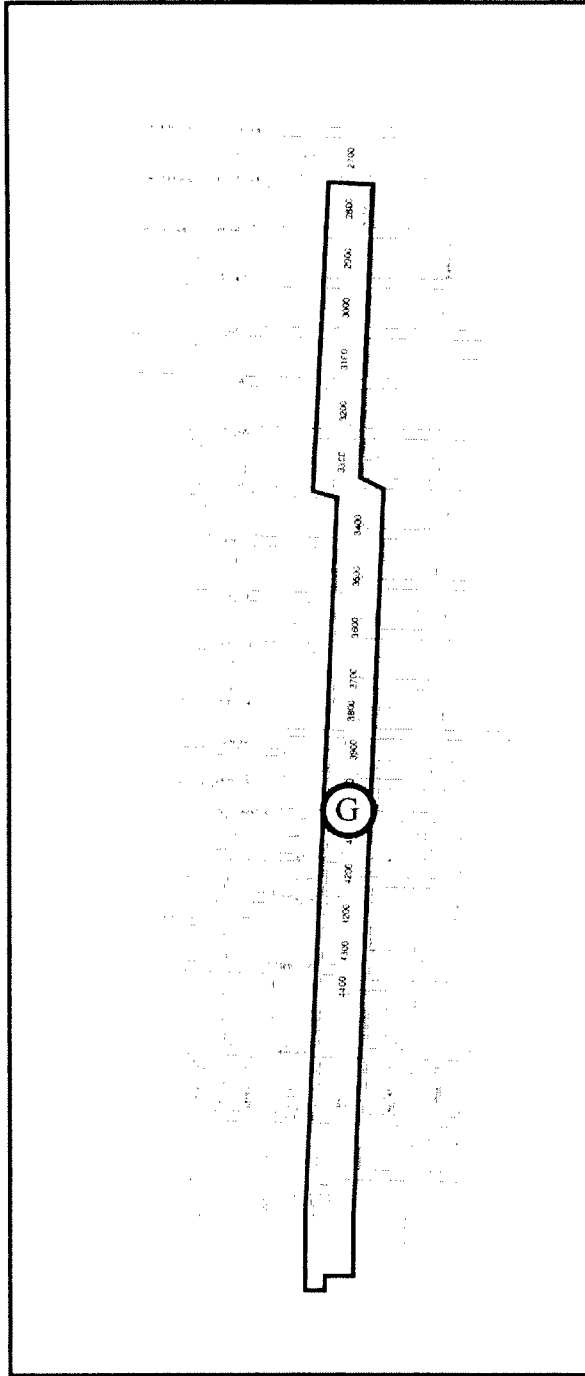

**Kerrisdale**  
 Schedule A (Page 4 of 10)



Legend	
Ⓐ	\$5.00 / hr
Ⓑ	\$4.00 / hr
Ⓒ	\$3.00 / hr
Ⓓ	\$2.50 / hr
Ⓔ	\$2.00 / hr
Ⓕ	\$1.50 / hr
Ⓖ	\$1.00 / hr

# Main Street

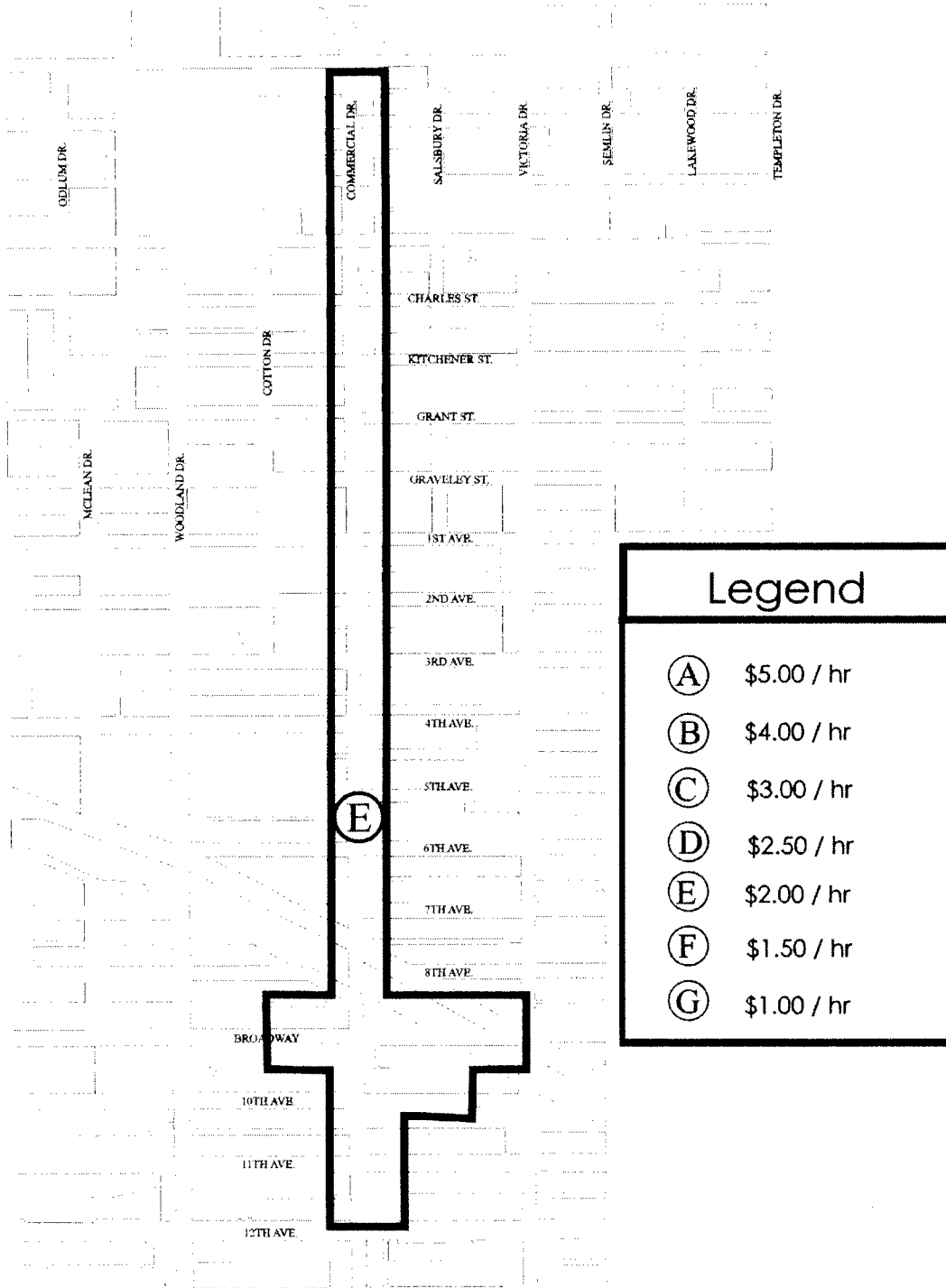
Schedule A (Page 5 of 10)



Legend	
Ⓐ	\$5.00 / hr
Ⓑ	\$4.00 / hr
Ⓒ	\$3.00 / hr
Ⓓ	\$2.50 / hr
Ⓔ	\$2.00 / hr
Ⓕ	\$1.50 / hr
Ⓖ	\$1.00 / hr

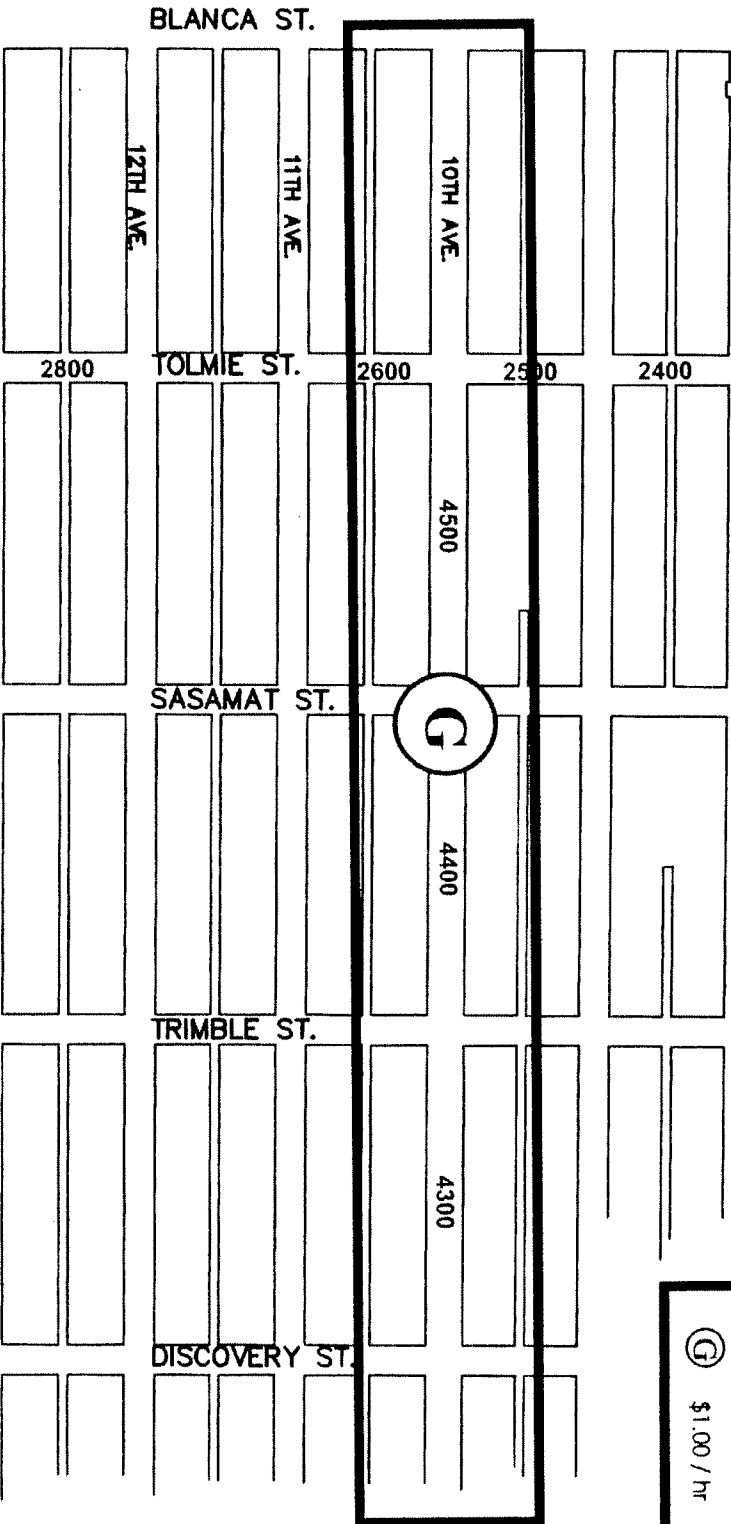


# Commercial Drive Schedule A (Page 6 of 10)





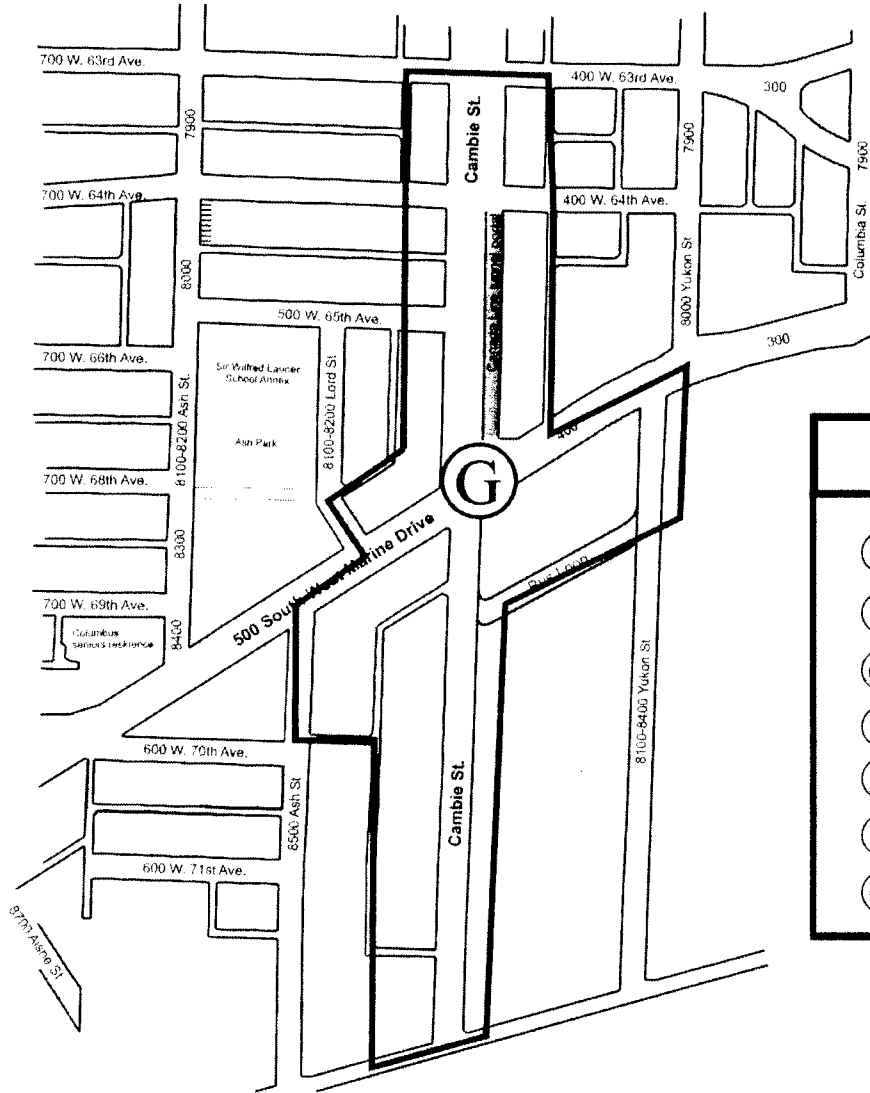
**West Point Grey**  
Schedule A (Page 7 of 10)



Legend	
(A)	\$5.00 / hr
(B)	\$4.00 / hr
(C)	\$3.00 / hr
(D)	\$2.50 / hr
(E)	\$2.00 / hr
(F)	\$1.50 / hr
(G)	\$1.00 / hr

# Marine Drive Station

## Schedule A (Page 8 of 10)

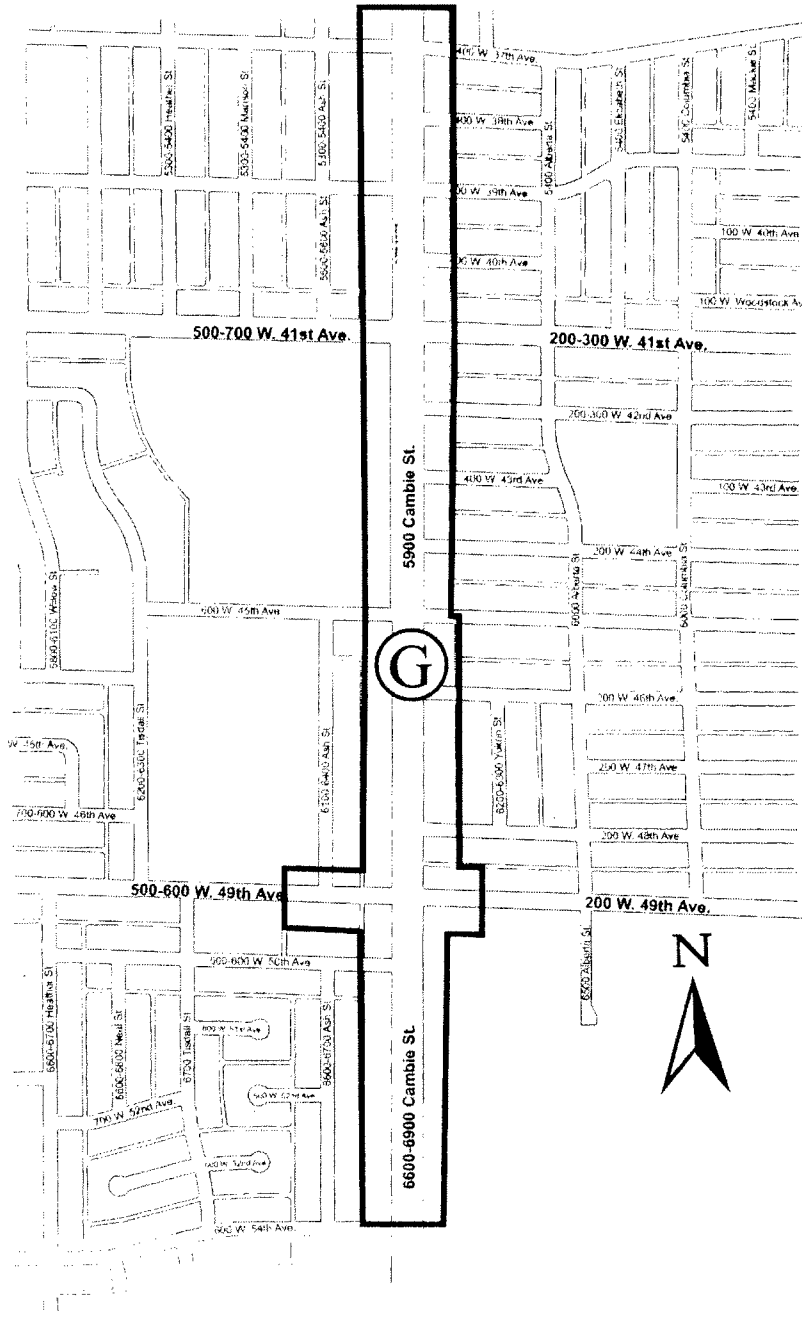


### Legend

- (A) \$5.00 / hr
- (B) \$4.00 / hr
- (C) \$3.00 / hr
- (D) \$2.50 / hr
- (E) \$2.00 / hr
- (F) \$1.50 / hr
- (G) \$1.00 / hr

# 41<sup>st</sup> & 49<sup>th</sup> Avenue Stations

Schedule A (Page 9 of 10)

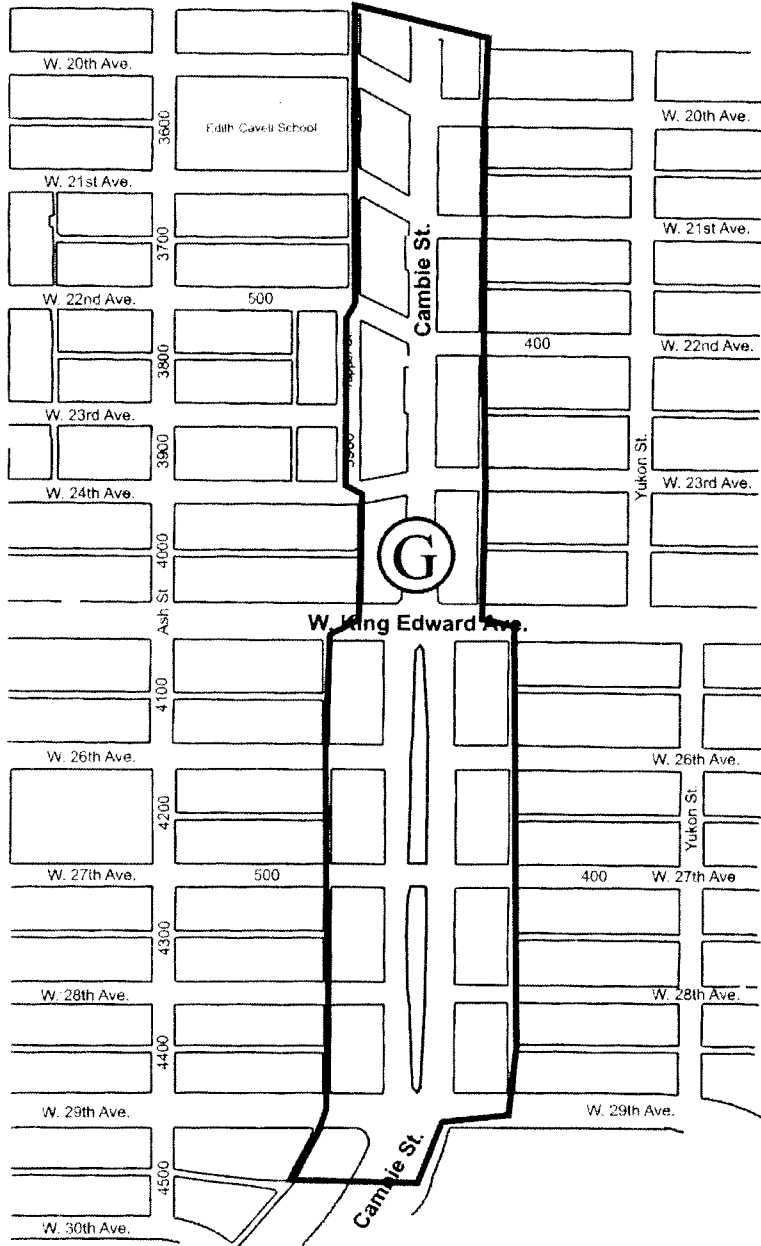


Legend	
(A)	\$5.00 / hr
(B)	\$4.00 / hr
(C)	\$3.00 / hr
(D)	\$2.50 / hr
(E)	\$2.00 / hr
(F)	\$1.50 / hr
(G)	\$1.00 / hr



# King Edward Station (Cambie Village)

## Schedule A (Page 10 of 10)



### Legend

- (A) \$5.00 / hr
- (B) \$4.00 / hr
- (C) \$3.00 / hr
- (D) \$2.50 / hr
- (E) \$2.00 / hr
- (F) \$1.50 / hr
- (G) \$1.00 / hr

## EXPLANATION

**A By-law to amend CD-1 By-law No. 6718  
re East Vancouver Port Lands**

After the public hearing on May 19, 2009, Council resolved to amend this CD-1 By-law to update uses and height regulations and other items. 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  
June 16, 2009



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

**A By-law to amend CD-1 By-law No. 6718**

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. 6718.
2. Council removes from CD-1 (258) the following lands:
  - (a) Parcel Identifier Number: 023-672-781, Parcel B except part on Plan LMP 31713, Block S, Town of Hastings, New Westminster District, Plan LMP 31712; and
  - (b) Parcel Identifier Number: 011-154-551, Block K, except part on Reference Plan 8675 now lane, Town of Hastings, Plan 5461.
3. Council repeals section 1, and substitutes:

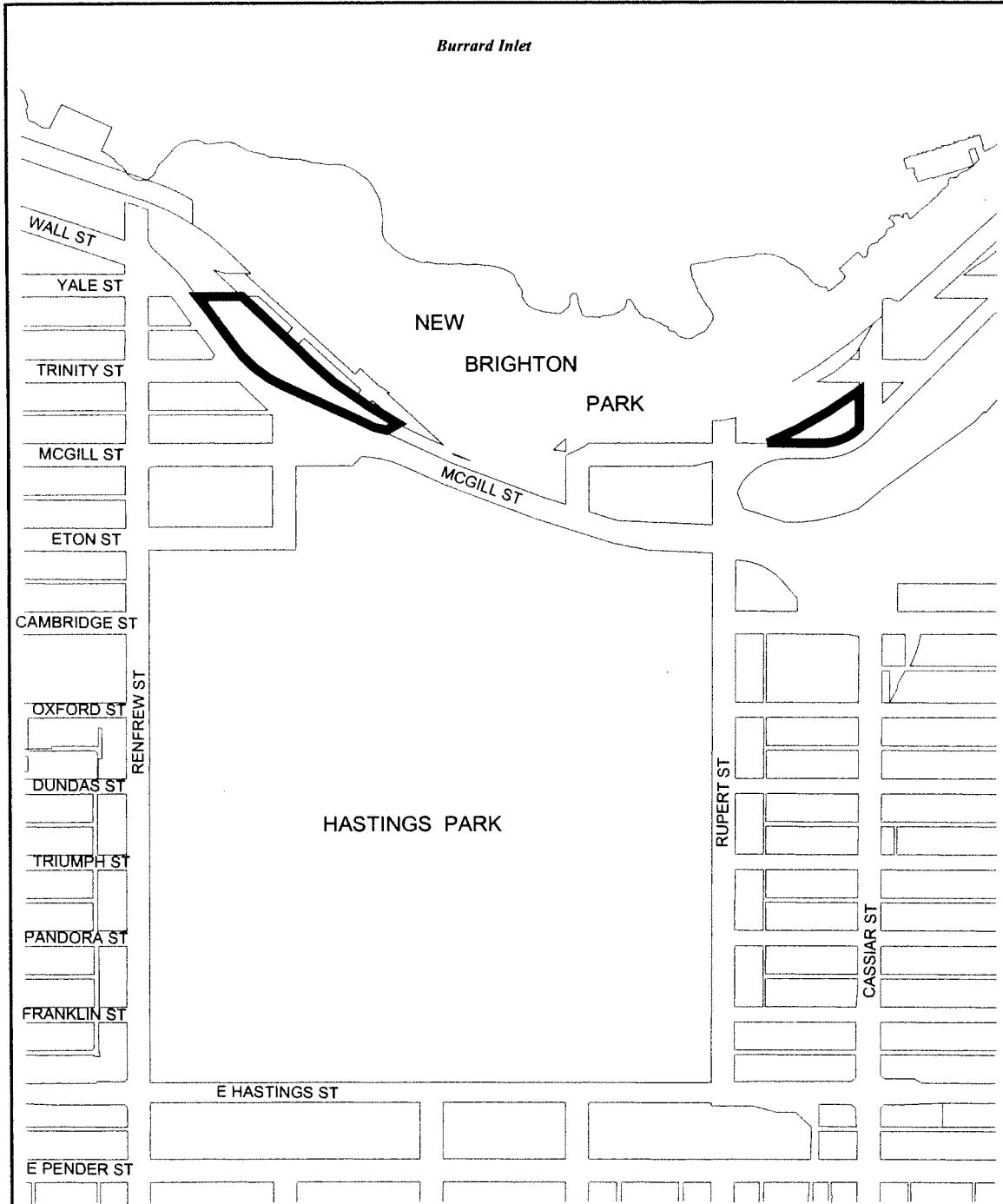
“1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-611 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.”
4. After section 1, Council adds:

“2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (258).”
5. Council re-numbers section 2 as section 2.2.
6. In the new section 2.2, Council:
  - (a) repeals the introductory paragraph, and substitutes:

“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 (258) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:”;
  - (b) from section 2.2(c), strikes out “Hall”;

- (c) strikes out subsections (e) to (k), and substitutes:
- “(e) Institutional Uses, limited to Public Authority Use;
  - (f) Manufacturing Uses, limited to Food or Beverage Products Manufacturing - Class A, Machinery or Equipment Manufacturing, and Transportation Equipment Manufacturing;
  - (g) Office Uses, limited to General Office, but not including the offices of accountants, lawyers or notaries public, nor the offices of real estate, advertising, insurance, travel or ticket agencies;
  - (h) Parking Uses;
  - (i) Retail Uses, limited to:
    - (i) Limited Service Food Establishment, which means the use of premises for the primary purpose of selling, or selling and serving, prepared food to the public during all hours of operation, where the premises include not more than 16 indoor or outdoor seats for customers consuming food purchased on the premises, but where customers may also purchase food for take-out, and where live entertainment is not available;
    - (ii) Marine Fuelling Station which means a floating facility where marine craft can buy fuel, and may include an accessory convenience store;
    - (iii) Retail Store limited to the sale of marine sporting goods and equipment;
  - (j) Service Uses, limited to Laboratory only for marine education or marine research, Motor Vehicle Repair Shop, Repair Shop - Class A, Restaurant - Class 1, School - Vocational or Trade, and Work Shop;
  - (k) Transportation and Storage Uses, limited to Aircraft Landing Place limited to Heliport, Cold Storage Plant, Grain Elevator, Marine Terminal or Berth, Packaging Plant, Railway Station or Rail Yard, Storage Warehouse, Storage Yard, Truck Terminal or Courier Depot, Weighing or Inspection Station, and Works Yard;
  - (l) Utility and Communication uses, limited to Public Utility, Radiocommunication Station, and Recycling Depot;





The property outlined in black ( **█** ) is rezoned:  
 From **CD-1** to **I-2**

**Z-611 (a)**

**RZ - East Vancouver Port Lands**

map: 1 of 1

scale: NTS



**City of Vancouver**

date: April, 2009

**EXPLANATION****A By-law to amend the Zoning and Development By-law  
re Metro Core Jobs and Economy Land Use Plan - Downtown Policies**

After the public hearing on April 21, 2009, Council, on May 5, 2009, resolved to amend the HA-3 District Schedule of the Zoning and Development By-law in connection with Metro Core Jobs and the Economy Land Use Plan. 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  
June 16, 2009



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. Council repeals section 4.7.1 of the HA-3 District Schedule of the Zoning and Development By-law, and substitutes:

“4.7.1 The floor space ratio must not exceed 5.00, except that:

- (a) for a building existing on June 10, 1986, the floor space ratio must not exceed the greater of 5.0 or the floor space ratio existing on June 10, 1986; and
- (b) the floor space ratio for dwelling use, including artist studio, must not exceed 3.0.

4.7.1A In computing floor space ratio, each square metre of parking garage above grade is to count as 0.7 square metres.

4.7.1B In the case of:

- (a) new construction;
- (b) an addition to an existing building that increases the residential floor area; or
- (c) a change of use in an existing building that increases the residential floor area;

the floor space ratio for non-residential use must not be less than 1.5.”

2. 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.



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

**EXPLANATION****A By-law to amend the  
Downtown Official Development Plan By-law  
re Metro Core Jobs and Economy Land Use Plan - Downtown Policies**

After the public hearing on April 21, 2009, Council, on May 5, 2009, resolved to amend the D ODP in connection with Metro Core Jobs and the Economy Land Use Plan. 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  
June 16, 2009



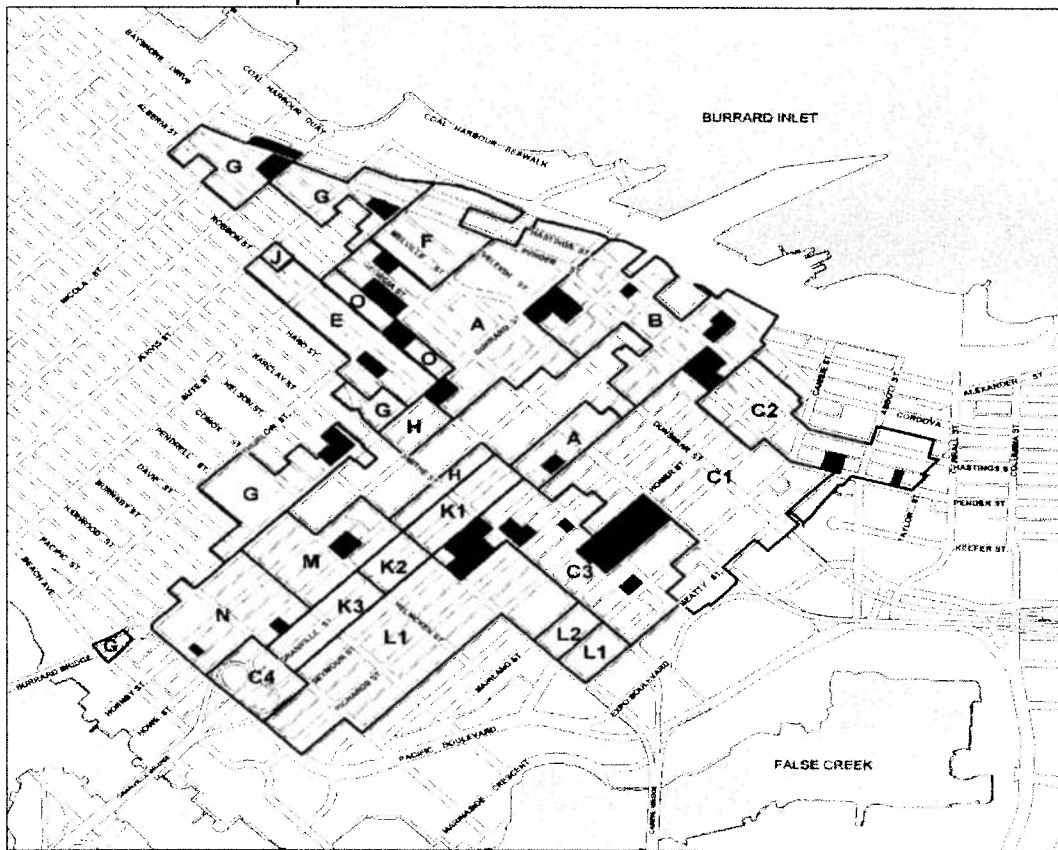
BY-LAW NO. \_\_\_\_\_

**A By-law to amend Downtown Official  
Development Plan By-law No. 4912**

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

1. This By-law amends the indicated provisions of Schedule A to the Downtown Official Development Plan By-law.
2. In section 1 under the heading "Interpretation", Council strikes out "maximum standards for building density", and substitutes "maximum and minimum standards for building density".
3. Council repeals Map 1, and substitutes:

Downtown District Map 1 - Areas



- Downtown District Zoning Boundary
- Area not zoned DD

4. In Section 1 - Land Use, Council in:

- (a) subsection 1, strikes out “ ‘A’ and ‘B’ ”, and substitutes “ ‘A’, ‘B’, ‘C1’, and ‘F’ ”;
- (b) subsection 2, strikes out “ ‘C’, ‘C2’, ‘E’, ‘G’, ‘H’, ‘J’ and ‘O’ ”, and substitutes “ ‘C2’, ‘C3’, ‘C4’, ‘E’, ‘G’, ‘H’, ‘J’ and ‘O’ ”; and
- (c) subsection 2A, strikes out “ ‘C’ and ‘C2’ ”, and substitutes “ ‘C2’ and ‘C3’ ”.

5. In Section 3 - Density, Council repeals the clauses of subsection 1 that begin with the letters “A”, “B”, “C”, “C1”, “F”, and “H”, and substitutes the following in the appropriate alphabetical order:

A in the area denoted by the letter ‘A’, the total density for all permitted uses must not exceed a floor space ratio of 11.00;

B in the area denoted by the letter ‘B’, the total density for all permitted uses must not exceed a floor space ratio of 9.00;

C1 in the area denoted by the letter ‘C1’, the total density for all permitted uses must not exceed a floor space ratio of 7.00;

C3 in the area denoted by the letter ‘C3’, the total density for all permitted uses must not exceed a floor space ratio of 5.00, and, for new construction, an addition to an existing building that increases the residential floor area, or a change of use in an existing building that increases the residential floor area, the total density for non-residential uses must not be less than a floor space ratio of 2.00;

C4 in the area denoted by the letter ‘C4’, the total density for all permitted uses must not exceed a floor space ratio of 5.00;

F in the area denoted by the letter ‘F’, the total density for all permitted uses must not exceed a floor space ratio of 9.00;

H in the area denoted by the letter ‘H’, the total density for all permitted uses must not exceed a floor space ratio of 6.00 except that:

- office use must not exceed a floor space ratio of 5.00, and
- residential uses must not exceed a floor space ratio of 3.00,

and, for new construction, an addition to an existing building that increases the residential floor area, or a change of use in an existing building that increases the residential floor area, the total density for non-residential uses must not be less than a floor space ratio of 2.00;”.

6. In Section 3 - Density, in the first bulleted paragraph under subsection (2), Council strikes out “ ‘C’ ”, and substitutes “ ‘C1’, ‘C3’, ‘C4’ ”.
7. In Section 3 - Density, Council, in subsection (3), after the letter “ ‘B’ ”, adds “ ‘C1’, ‘F’, ”.
8. In Section 3 - Density, Council, in subsection (5), strikes out “ ‘C’ or ‘C2’ ”, and substitutes “ ‘C2’ or ‘C4’ ”.
9. In Section 4 - Height of Buildings, in the second paragraph, Council strikes out “ ‘A’, ‘B’, ‘C’, ‘C2’, ‘E’, ‘F’, ‘G’, ‘H’, and ‘J’ ”, and substitutes “ ‘A’, ‘B’, ‘C1’, ‘C2’ ‘C3’, ‘C4’, ‘E’, ‘F’, ‘G’, ‘H’, and ‘J’ ”.
10. 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.
11. 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