

EXPLANATION

A handwritten signature in black ink, appearing to be 'MPL', is written over the title.

**Building By-law amending by-law  
re fee increases**

The attached by-law will implement Council's resolution of October 20, 2009 to amend the Building By-law to increase fees.

Director of Legal Services  
December 1, 2009



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

**A By-law to amend  
Building By-law No. 9419 to increase fees**

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

1. Council:
  - (a) repeals the Schedule of Fees attached to the Building By-law, and substitutes for it the Schedule of Fees attached to this By-law, which new Schedule of Fees is to form part of the Building By-law; and
  - (b) approves the fees set out in the new Fee Schedule.
2. This By-law is to come into force and take effect on January 1, 2010.

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

\_\_\_\_\_  
Mayor

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

SCHEDULE OF FEES

Current Fees

PART A - BUILDING

1. The fees hereinafter specified shall be paid to the City with respect to and upon the application for the issue of a PERMIT as follows:

(a) Except as provided for in Clause (b) for the CONSTRUCTION of any BUILDING, or part thereof:

When the estimated cost of the work, being the valuation referred to in the Article 1A.7.2.2. of Division C of this By-law, does not exceed \$5,000 or for the first \$5,000 of the estimated cost of the work..... \$112.00

For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$5,000 but does not exceed \$50,000 ..... \$8.10

For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$50,000..... \$4.05

(b) For the installation, CONSTRUCTION, re- construction, ALTERATION or repair of, or ADDITION to, any CHIMNEY, FIREPLACE, INCINERATOR, VENTILATING SYSTEM, AIR- CONDITIONING SYSTEM, or HEATING SYSTEM, the fee shall be in accordance with Clause (a), except that a fee shall not be charged when the cost of such work is less than \$500

(c) For a permit for temporary OCCUPANCY of a part of a STREET, or of the AIR SPACE immediately ABOVE a part of a STREET, in accordance with Section 1A.10. of Division C of this By-law, the fee shall be for each 10 m<sup>2</sup> or part thereof, of STREET or of AIR SPACE part thereof, of STREET or of AIR SPACE immediately above such STREET to be occupied ..... \$2.31

Subject to a minimum fee of.....\$77.00

(d) For an OCCUPANCY PERMIT not required by this By-law but requested .....\$80.00

(e) For the demolition of a BUILDING, not including a ONE-FAMILY DWELLING, which has at any time since November 1, 1986 provided RESIDENTIAL OCCUPANCY, subject to Section 3:

For each DWELLING UNIT .....\$1,000.00

For each sleeping room in a multiple conversion dwelling, hotel or other BUILDING, which is or has been a principal dwelling or residence of a person, family or household.....\$1,000.00

- (f) For the demolition of a ONE-FAMILY DWELLING, which has at any time since November 1, 1986 provided RESIDENTIAL OCCUPANCY, subject to Section 3..... \$1,000.00
- (g) For the repair of building walls pursuant to requirements of Part 5 of Division B for any residential building ..... Nil

2. The fees hereinafter specified shall be paid to the City as follows:

- (a) For a required permit inspection for compliance with this By-Law which cannot be carried out during normal working hours and where there is a request to carry out the inspection after hours, the fee to be based on the time actually spent in making such inspection, at a minimum inspection time of four (4) hours, including traveling time:
  - For each hour or part thereof..... \$212.00
- (b) For a plan review where an applicant requests in writing that the review be carried out during overtime:
  - For each hour or part thereof..... \$222.00
- (c) For each special inspection of a BUILDING or structure to determine compliance with this By-law, and in respect of which no specific fee is otherwise prescribed, the fee to be based on the time actually spent in making the inspection:
  - For each hour or part thereof..... \$148.00
- (d) For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected ..... \$148.00
- (e) For each inspection of a drainage tile system:
  - For a one- or two-family residence ..... \$184.00
  - For all other drain tile inspections:
    - When the estimated cost of the CONSTRUCTION of the BUILDING, being the valuation referred to in Article 1A.7.2.2. of Division C does not exceed \$500,000 ..... \$343.00
    - When the estimated cost of the work exceeds \$500,000 but does not exceed \$1,000,000..... \$575.00
    - When the estimated cost of the work exceeds \$1,000,000..... \$658.00

- (f) For the special search of records pertaining to a BUILDING to advise on the status of outstanding orders and other matters concerning the BUILDING:
  - For a one- or two-family residence ..... \$180.00
  - For all other BUILDINGS..... \$362.00
- (g) For enabling the viewing of a plan of a BUILDING or a copy of the plan .....\$29.00
- (h) For supplying a copy of a plan of a BUILDING, for each page ..... \$8.90
- (i) For a request to renumber a BUILDING..... \$658.00
- (j) For the extension of a BUILDING PERMIT where requested in writing by an applicant pursuant to Article 1A.7.5.1. of Division C..... 50 percent of the original BUILDING PERMIT fee to a maximum of \$278.00
- (k) For the extension of a building permit by Council where requested in writing by an applicant pursuant to Article 1A.7.5.2. of Division C ..... \$926.00
- (l) For the issuance of a partial BUILDING PERMIT pursuant to Article 1A.6.1.6. of Division C ..... \$278.00
- (m) For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of Article 1A.2.1.3. of Division C
  - where the PERMIT relates to a ONE-FAMILY DWELLING or a SECONDARY SUITE ..... \$148.00
  - plus for each hour, or part thereof, exceeding one hour ..... \$148.00
  - where the PERMIT relates to any other BUILDING ..... \$454.00
  - plus for each hour, or part thereof, exceeding one hour ..... \$231.00
- (n) For each RE-OCCUPANCY PERMIT after rectification of an UNSAFE CONDITION and related By-law violations..... \$138.00
- (o) For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of new construction under Article 2.3.2.1. of Division C

- for a single application ..... \$652.00
  - for two applications ..... \$1,270.00
  - for three or more applications..... \$1,670.00
  - (p) For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of existing conditions with mitigating features
    - for a single application ..... \$408.00
    - for two applications ..... \$769.00
    - for three or more applications..... \$1,000.00
  - (q) For review by the equivalents review panel..... \$2,000.00
  - (r) For the evaluation of a resubmission or revised submission made under Clauses (o) or (p) of this Section 2 ..... \$225.00
3. Upon written application of the payor and on the advice of the General Manager of Community Services, the Director of Finance shall refund to the payor, or a designate of the payor, the fees paid pursuant to Clauses (e) and (f) of Section 1:
- (a) for all demolished dwelling units in a building that will be replaced by a social housing or co-operative development that has received a Project Commitment Letter from the British Columbia Housing Management Commission or the Canada Mortgage and Housing Corporation; and
  - (b) for each demolished dwelling unit that has been replaced by a dwelling unit occupied by rental tenants and not created pursuant to the Strata Property Act.

**PART B - PLUMBING**

Every applicant for a Plumbing PERMIT shall, at the time of application, pay to the City the fees set out hereunder:

1. INSTALLATIONS

For the Installation of:

One, two or three FIXTURES ..... \$138.00

Each additional FIXTURE.....\$50.00

Note: For the purpose of this schedule the following shall also be considered as FIXTURES:

- Every "Y" intended for future connection;
- Every ROOF DRAIN, swimming pool, dishwasher, and interceptor;
- Every vacuum breaker in a lawn sprinkler system; and
- Every back-flow preventer

**Alteration of Plumbing (no FIXTURES involved):**

For each 30 metres of piping or part thereof ..... \$210.00

For each 30 metres of piping or part thereof, exceeding the first 30 metres.....\$59.00

Connection of the City water supply to any hydraulic equipment .....\$79.00

**2. INSPECTIONS OF FIRELINE SYSTEMS:**

**Hydrant & Sprinkler System:**

First two inspections for each 30 m of water supply pipe or part thereof..... \$210.00

Each additional inspection for each 30 m of water supply pipe or part thereof ....\$87.00

**Sprinklers:**

First head, one- or two-family dwelling..... \$238.00

First head, all other buildings ..... \$508.00

Each additional head, all buildings (no limit on number) ..... \$2.40

**Firelines:**

Hose Cabinets .....\$27.00

Hose Outlets.....\$27.00

Wet & Dry Standpipes.....\$27.00

Standpipes .....\$27.00

Dual Check Valve In-flow Through Devices.....\$27.00

Backflow Preventer..... \$141.00

**Wet & Dry Line Outlets:**

Each connection .....\$27.00

NOTE: A Siamese connection shall be considered as two dry line outlets.

Each Fire Pump ..... \$223.00

Each Fire Hydrant .....\$69.00

**3. RE-INSPECTIONS**

Each re-inspection due to faulty work or materials ..... \$148.00

**4. SPECIAL INSPECTIONS**

Each inspection to establish fitness of any existing fixture for each hour or part thereof ..... \$148.00

An inspection outside normal working hours and at a minimum inspection time of four (4) hours, including traveling time, for each hour or part thereof ..... \$212.00

**5. BUILDING SEWER INSPECTIONS**

First two inspections for each 30 m of BUILDING SEWER or part thereof ..... \$184.00

Each additional inspection for each 30 m of BUILDING SEWER or part thereof .....\$94.00

**PART C - BUILDING GRADES**

The following fees shall be paid to the City upon application for a Development Permit for the design elevations of streets or lanes where they adjoin a building site, whether required pursuant to Article 2.2.2.2. of Division C or otherwise:

**Length of property abutting street or lane, or both**

0 to 31 m..... \$775.00

over 31 m to 90 m.....\$1,540.00

over 90 m to 150 m.....\$2,310.00

over 150 m to 300 m .....\$3,350.00

over 300 m.....\$4,620.00



EXPLANATION



**Electrical By-law  
amending by-law re fee increases**

The attached by-law will implement Council's resolution of October 20, 2009 to amend the Electrical By-law to increase fees.

Director of Legal Services  
December 1, 2009



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

**A By-law to amend  
Electrical By-law No. 5563 to increase fees**

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

1. Council:
  - (a) repeals Schedule A of the Electrical By-law, and substitutes for it Schedule A attached to this By-law, which new Schedule A is to form part of the Electrical By-law; and
  - (b) approves the fees set out in the new Schedule A.
2. This By-law is to come into force and take effect on January 1, 2010.

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

\_\_\_\_\_  
Mayor

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

SCHEDULE A

Current Fees

1. The following fees, based on the cost of work, including materials and labour, as estimated by the contractor or owner and established to the satisfaction of the City Electrician, shall be payable to the City and shall accompany every application for a permit for electrical work:

When the estimated cost does not exceed \$250.....	\$55.00
When the estimated cost exceeds \$250 but does not exceed \$500 .....	\$73.00
When the estimated cost exceeds \$500 but does not exceed \$700 .....	\$97.00
When the estimated cost exceeds \$700 but does not exceed \$1,000.....	\$126.00
When the estimated cost exceeds \$1,000 but does not exceed \$10,000.....	\$126.00
plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000 .....	\$46.45
When the estimated cost exceeds \$10,000 but does not exceed \$50,000 .....	\$578.00
plus for every \$1,000 of the estimated costs, or part thereof, over \$10,000.....	\$24.25
When the estimated cost exceeds \$50,000 but does not exceed \$100,000.....	\$1,628.00
plus for every \$1,000 of the estimated costs, or part thereof, over \$50,000.....	\$14.75
When the estimated cost exceeds \$100,000 but does not exceed \$500,000 .....	\$2,428.00
plus for every \$1,000 of the estimated costs, or part thereof, over \$100,000 .....	\$10.10
When the estimated cost exceeds \$500,000 but does not exceed \$1,000,000 ...	\$6,797.00
plus for every \$1,000 of the estimated cost, or part thereof, over \$500,000 .....	\$8.10
When the estimated cost exceeds \$1,000,000 .....	\$11,178.00
plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000,000.....	\$3.05

2. **The fee for a temporary power permit shall be:**
  - (a) for single and two-family dwellings only, for a permit valid for six (6) months ..... \$150.00
  - (b) for all other uses, for a permit valid for one year ..... \$316.00
  
3. **The fee for an annual permit for any one commercial or industrial plant or establishment shall be as follows, except that where one person, firm or corporation has more than one plant or establishment, a separate annual permit shall be required for each plant or establishment:**

Connected load - 1,000 h.p. or less.....	\$454.00
Each 100 h.p. or part thereof exceeding the first 1,000 h.p. ....	\$44.90
Subject to a maximum fee of .....	\$3,850.00
  
4. **The fee for an inspection of electrical work to determine compliance with this By-law, to be based on time actually spent in making such inspection, shall be for each hour or part thereof.....** \$148.00
  
5. **The fee for an inspection of electrical work where errors or omissions were found at a previous inspection shall be.....** \$148.00
  
6. **The fee for inspection outside normal working hours and at a minimum inspection time of four (4) hours, including traveling time, shall be for each hour or part thereof.....** \$212.00



**EXPLANATION**

**Gas Fitting By-law  
amending by-law re fee increases**

The attached by-law will implement Council's resolution of October 20, 2009 to amend the Gas Fitting By-law to increase fees.

Director of Legal Services  
December 1, 2009



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

**A By-law to amend  
Gas Fitting By-law No. 3507 to increase fees**

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

1. Council:
  - (a) repeals the Fee Schedule of the Gas Fitting By-law, as referred to in section 5 thereof, and substitutes for it the Fee Schedule attached to this By-law, which new Fee Schedule is to form part of the Gas Fitting By-law; and
  - (b) approves the fees set out in the new Fee Schedule.
2. This By-law is to come into force and take effect on January 1, 2010.

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

\_\_\_\_\_  
Mayor

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

## FEE SCHEDULE

Current Fees

### Domestic Installations:

This fee is for one family dwellings only. Any other occupancy shall be charged under "Commercial and Industrial Installation" rates.

One, two or three appliances.....	\$145.00
Each additional appliance.....	\$52.80
Each replacement water heater or gas range .....	\$81.80

Where piping only is being installed, see "Piping Permits" below.

### Commercial and Industrial Installations

Fee for each appliance, based on BTU/hour input rating:

65,000 or less .....	\$178.00
65,001 to 200,000 .....	\$191.00
200,001 to 409,000 .....	\$218.00
Over 409,000 .....	\$265.00

in addition to all costs incurred by the inspector.

### Vent or Gas Value or Furnace Plenum (no appliances)

One, two or three units.....	\$145.00
Each additional unit.....	\$52.80

### Piping Permits (no appliances)

For first 60 m of house piping or part thereof .....	\$151.00
Every 30 m or part thereof exceeding the first 60 m .....	\$54.90

### Re-inspections

Each inspection due to faulty work or materials .....	\$148.00
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**Special Inspections**

To establish the fitness of any existing installations, for each hour or part thereof ..... \$148.00

If conducted with a Plumbing Inspection, for each hour of part thereof ..... \$148.00

If outside normal working hours, and at a minimum inspection time of four (4) hours, including traveling time, for each hour or part thereof..... \$212.00



*YPR*

**EXPLANATION**

**Miscellaneous Fees By-law  
amending by-law re fee increases**

The attached by-law will implement Council's resolution of October 20, 2009 to amend the Miscellaneous Fees By-law to increase fees.

Director of Legal Services  
December 1, 2009

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



**A By-law to amend  
Miscellaneous Fees By-law No. 5664  
regarding fee increases**

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

1. Council:
  - (a) repeals Schedule 1 of the Miscellaneous Fees By-law, and substitutes for it Schedule 1 attached to this By-law, which new Schedule 1 is to form part of the Miscellaneous Fees By-law; and
  - (b) approves the fees set out in the new Schedule 1.
2. This By-law is to come into force and take effect on January 1, 2010.

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

\_\_\_\_\_  
Mayor

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

Schedule 1

Current Fees

**Adopt or Amend an Area Development Plan (ADP)**

1. For adoption or amendment of an Area Development Plan:

Up to 0.4 ha (43,128 sq. ft.) site area .....	\$24,100.00
For each additional 100 m <sup>2</sup> (1,080 sq. ft.) of site area, or part thereof .....	\$234.00
Maximum fee.....	\$96,100.00

**Amend an Official Development Plan (ODP) and Area Development Plan (ADP)**

2. For an amendment to the text of an Official Development Plan and any associated Area Development Plan..... \$36,200.00

**Amend a Regional or Provincial Land Use Designation**

3. For an amendment of a regional or provincial land use designation ..... \$2,440.00

**Research Requests**

4. For research requests:

(a) Research requests requiring up to a maximum of 2 hours of staff time .....	\$183.00
(b) Extensive research requests (as time and staffing levels permit):	
For each additional hour or part thereof beyond the 2 hours referred to in clause (a) above.....	\$90.90

**Site Profile Review**

5. For each review of a site profile..... \$100.00

**Appeal to Board of Variance/Parking Variance Board**

6. For the filing of an appeal..... \$380.00

**Legality Research Requests**

- 7. Provide written information on the approved use of a building in accordance with the Zoning & Development and Vancouver Building Bylaws
  - (a) Residential.....\$39.30
  - (b) Commercial (one unit only).....\$39.30
  - (c) Commercial and/or mixed use (all units) requiring up to a maximum of 2 hours of staff time..... \$183.00

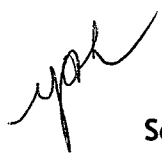
For each additional hour or part thereof beyond the 2 hours referred in Clause (c) above .....\$90.90

**Producing Permit/Document Copies**

- 8. Provide paper copies of permits or specific documents from either microfiche or our images database
  - (a) 1 to 3 paper copies .....\$39.30
  - (b) Each additional copy ..... \$7.90

**File Research Environmental**

- 9. Provide written information as to whether a property has any contamination or environmental issues. .... \$183.00

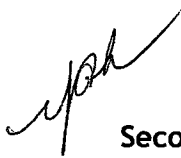


**EXPLANATION**

**Secondary Suite Inspection Fee By-law  
amending by-law re fee increases**

The attached by-law will implement Council's resolution of October 20, 2009 to amend the Secondary Suite Inspection Fee By-law to increase fees.

Director of Legal Services  
December 1, 2009



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

**A By-law to amend  
Secondary Suite Inspection Fee By-law No. 6553  
to increase fees**

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

1. From the Secondary Suite Inspection Fee By-law, Council repeals section 3, and substitutes:

“3. Where an application for a special inspection of a suite is made

(a) within 60 days of the notification date, the applicant shall pay a fee, including all the inspections referred to in section 1, of \$148.00, or


(b) more than 60 days after the notification date, the applicant shall pay a fee, including all of the inspections referred to in section 1, of \$444.00.”

2. This By-law is to come into force and take effect on January 1, 2010.

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

\_\_\_\_\_  
Mayor

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



**EXPLANATION**

**Sign By-law amending by-law  
re fee increases**

The attached by-law will implement Council's resolution of October 20, 2009 to amend the Sign By-law to increase fees.

Director of Legal Services  
December 1, 2009

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



**A By-law to amend  
Sign By-law No. 6510 to increase fees**

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

1. From the Sign By-law, Council repeals section 13, and substitutes the table comprising section 13 attached to this By-law as Schedule A.
2. This By-law is to come into force and take effect on January 1, 2010.

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

\_\_\_\_\_  
Mayor

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



**SCHEDULE A**

**Section 13**

**Fees and Charges**

Current Fees

**13.1 Permit Application Fee**

Every person applying to the Director for a sign permit shall pay to the City at the time such application is filed the appropriate fee as set out in this section, and no application is valid without such payment:

- (a) For each sign requiring a permit ..... \$83.10  
plus
- (b) For each sign requiring an electrical connection ..... \$83.10  
plus
- (c) For each sign incorporating a supporting structure..... \$83.10  
plus
- (d) For a billboard, free-standing sign or parking lot advertising sign ..... \$83.10

**13.2 Additional Inspection Fee**

13.2.1 Each permit fee described in section 13.1, provides for one field inspection. Where any additional field inspection is required to complete the final inspection on an installation, the fee for each additional inspection shall be..... \$83.10

13.2.2 Except where exempted by section 5.2 or 5.3, where any sign has been erected before a permit has been issued for such sign, the fee in Section 13.1 (a), in addition to all other fees, shall be.....\$401.00

**13.3 Permit Fee Refund**

No sign permit application fee shall be refunded after the application has been approved or refused, but if the application has been withdrawn prior to processing, the Director of Finance may refund to the applicant a part of the fee as recommended by the Director of Licenses and Inspections.

**13.4 Registration Fee**

Where a fascia sign will be or has been installed in accordance with Section 5.3.1(a), a registration fee shall be paid to the City as follows:

For each sign face ..... \$50.50

**13.5 Amendment Application Fee**

13.5.1 Every person applying to the City Council for an amendment to the Sign By-law shall pay to the City at the time such application is filed with the Director of Planning the appropriate fee as set forth in this Section, and no application is valid without such payment.

- (a) For an amendment, other than Schedule E, where no more than one section requires amendment ..... \$5,950.00
- (b) For an amendment, other than Schedule E, where more than one section requires amendment or where the amendment would allow a type of sign that is not permitted ..... \$8,910.00
- (c) For an amendment to Schedule E:
  - (i) To assign a Comprehensive Development District, at time of creation of the District, to the same sign schedule that applied to the site prior to its Comprehensive Development District zoning.....\$148.00
  - (ii) To assign a Comprehensive Development District to an existing sign schedule with different sign regulations than currently apply to the site ..... \$1,480.00
  - (iii) To assign a Comprehensive Development District to a new schedule to be created..... \$8,910.00

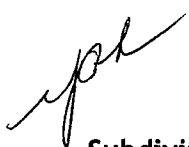
13.5.2 No fee paid to the City pursuant to Section 13.6.1 shall be refunded after the application for the amendment has been considered by the Director of Planning, but where the application has been withdrawn before being considered by the Director of Planning, the Director of Finance may refund to the applicant such part of the fee as is recommended by the Director of Planning.

13.5.3 Where an application to amend the Sign By-law is made by the Director of Planning at the direction of City Council, no fee pursuant to this By-law shall be payable.

**EXPLANATION****A By-law to amend the Subdivision By-law  
re fee increases**

The attached by-law will implement Council's resolution of October 20, 2009 to amend the Subdivision By-law to increase fees.

Director of Legal Services  
December 1, 2009



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

**A By-law to amend  
Subdivision By-law No. 5208 to increase fees**

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

1. Council:
  - (a) repeals Schedule F of the Subdivision By-law, and substitutes for it Schedule F attached to this By-law, which new Schedule F is to form part of the Subdivision By-law; and
  - (b) approves the fees set out in the new Schedule F.
2. This By-law is to come into force and take effect on January 1, 2010.

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

\_\_\_\_\_  
Mayor

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

**Schedule F  
Fees**

Every applicant for subdivision shall at the time of application pay the applicable fee set out below.

1. **CLASS I (Major)** - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is: (i) more than 40 000 m<sup>2</sup> in area; or (ii) where the site is between 10 000 m<sup>2</sup> and 40 000 m<sup>2</sup> in area and the subdivision is reasonably likely to require that legal agreements be registered on title as a condition of subdivision approval; but in either case where the subdivision is not described in Section 4.5(a), (b) or (c) of this By-law ..... \$82,800.00
  
2. **CLASS II (Intermediate)** - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is between 4 000 m<sup>2</sup> and 10 000 m<sup>2</sup> in area and the subdivision is reasonably likely to require that legal agreements be registered on title as a condition of subdivision approval, but where the subdivision is not described in Section 4.5(a), (b) or (c) of this By-law or in Class I ..... \$41,400.00
  
3. **CLASS III (Minor)** - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is: (i) less than 4 000 m<sup>2</sup> in area; or (ii) where the subdivision is unlikely to require that legal agreements be registered on title as a condition of subdivision approval; but in either case where the subdivision is not described in section 4.5(a) or (b) of this By-law or in Class I or II ..... \$7,100.00
  
4. **CLASS IV (Dedication)** - For an application to subdivide as described in Section 4.5(a) or (b) of this By-law
  - (a) where such subdivision is required as a condition of enactment of a zoning by-law, or is otherwise required by the City Engineer..... \$349.00
  
  - (b) where such subdivision is required by the Director of Planning or Development Permit Board as a condition of issuance of a development permit, or is otherwise initiated by the owner except as arising from rezoning approval ..... No Fee

- 5. **CLASS V (Air Space)** - For an application to subdivide made pursuant to Part 9 (Air Space Titles) of the Land Title Act
  - (a) for developments having a Floor Space Ratio (FSR) of 2.0 or greater .... \$62,100.00
  - (b) for developments having a Floor Space Ratio (FSR) of less than 2.0..... \$31,000.00
  
- 6. **RECLASSIFICATION** - For an application to change from one sub-area to another sub-area in the RS-1, RS-3, RS-3A, RS-5, or RS-6 Zoning District.....\$3,610.00
  
- 7. **STRATA APPLICATIONS** - For an application to convert an existing building to strata title ownership pursuant to Section 242 of the Strata Property Act; or amend Strata Plans pursuant to Part 15 of the Strata Property Act; or for Phased Strata applications made pursuant to Section 13 of the Strata Property Act ..... \$3,610.00

**Note:** *Strata Conversions and applications to subdivide strata lots also require a separate fee for a Special Inspection Application, to ensure compliance with relevant provisions of the Zoning and Development By-law and Building By-law.*

## EXPLANATION

**Zoning and Development Fee By-law  
amending by-law re fee increases**

The attached by-law will implement Council's resolution of October 20, 2009 to amend the Zoning and Development Fee By-law to increase fees.

Director of Legal Services  
December 1, 2009



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

**A By-law to amend  
Zoning and Development Fee By-law No. 5585  
to increase fees**

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

1. Council:
  - (a) repeals Schedule 1 of the Zoning and Development Fee By-law, and substitutes for it Schedule 1 attached to this By-law, which new Schedule 1 is to form part of the Zoning and Development Fee By-law;
  - (b) repeals Schedule 2 of the Zoning and Development Fee By-law, and substitutes for it Schedule 2 attached to this By-law, which new Schedule 2 is to form part of the Zoning and Development Fee By-law; and
  - (c) approves the fees set out in the new Schedules 1 and 2.
2. This By-law is to come into force and take effect on January 1, 2010.

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

\_\_\_\_\_  
Mayor

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



Schedule 1

Current Fees

Development Permits

One-Family dwelling, One-Family Dwelling with Secondary Suite, and Two-Family Dwelling

1. For a new one-family dwelling, one-family dwelling with secondary suite, or two-family dwelling and its accessory building or accessory use or for an addition, alteration, change of use, accessory building or accessory use to an existing one- or two-family dwelling or one-family dwelling with secondary suite where such an addition, alteration, change of use, accessory building or accessory use is equal to or greater than 60 m2 in gross floor area:
  - (a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law, except as provided in Section 1(d)..... \$1,420.00
  - (b) where the permit would be issued as a conditional approval, except as provided for in Sections 1(a), 1(c), 1(e) and 1C..... \$1,900.00
  - (c) where the permit would be issued as a conditional approval after proceeding to a review by a Council-appointed advisory design panel ..... \$3,130.00
  - (d) in the RS-6 or RS-7 Districts, where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law ..... \$1,630.00
  - (e) where the permit would be issued as a conditional approval in the RS-6 or RS-7 Districts, with no relaxation of regulations except as provided in Section 1(d) ..... \$1,990.00
- 1A. Except as provided for in Section 1B, for an addition, alteration, relaxation, change of use, accessory building or accessory use to an existing one- or two-family dwelling or one-family dwelling with secondary suite where such addition, alteration, change of use, accessory building or accessory use is less than 60 m2 in gross floor area:
  - (a) where the permit would be issued as an outright approval, or where a relaxation of the required yards, building depth or maximum building height is required and where the relaxation of a required rear yard would be less than 60% of what is required by the applicable District Schedule, or where the permit would be issued as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law .....\$380.00
  - (b) in all other cases.....\$748.00

- 1B. For conversion of a one-family dwelling to a one-family dwelling with secondary suite .....\$519.00
- 1C. Notwithstanding Section 1, for a one-family dwelling in the RS-3, RS-3A, RS-5, RS-6 or RS-7 Districts which includes permission by the Director of Planning to increase the maximum Floor Space Ratio otherwise permitted by the District Schedule..... \$2,490.00
- 1D. Despite Section 1, for a two-family dwelling in the RS-7 District which includes permission by the Director of Planning to increase the maximum permitted Floor Space Ratio otherwise permitted by the District Schedule..... \$2,490.00

**Multiple Dwellings**

- 2. For a multiple dwelling, or for an addition to an existing multiple dwelling:
  - (a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law:
    - Each 100 m<sup>2</sup> of gross floor area or part up to 500 m<sup>2</sup> .....\$777.00
    - For each additional 100 m<sup>2</sup> of gross floor area or part.....\$389.00
    - Maximum fee ..... \$31,500.00
  - (b) where the permit would be issued as a conditional approval, except as provided in Section 2 (a):
    - Each 100 m<sup>2</sup> of gross floor area or part up to 500 m<sup>2</sup> ..... \$1,060.00
    - For each additional 100 m<sup>2</sup> of gross floor area or part.....\$648.00
    - Maximum fee .....\$52,400.00

**Other Uses (Other Than One- or Two-family or Multiple Dwellings)**

- 3. For a new principal building or use, or for an addition to an existing building or use, being in all cases other than a one- or two-family dwelling and a multiple dwelling:
  - (a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law:
    - Each 100 m<sup>2</sup> of gross floor area or part up to 500 m<sup>2</sup> .....\$532.00
    - For each additional 100 m<sup>2</sup> of gross floor area or part.....\$256.00
    - Maximum fee .....\$26,200.00

- (b) where the permit would be issued as a conditional approval except as provided in Section 3(a):

Each 100 m <sup>2</sup> of gross floor area or part up to 500 m <sup>2</sup> .....	\$935.00
For each additional 100 m <sup>2</sup> of gross floor area or part.....	\$532.00
Maximum fee .....	\$50,200.00

**Alterations, Changes of Use (Other Than One- or Two-family Dwellings)**

- 4. For an accessory building or accessory use to a principal building or principal use already existing, or for an alteration, relaxation, or change of use to an existing building, being in all cases other than a one- or two-family dwelling:

- (a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law:

Each 100 m <sup>2</sup> of gross floor area or part thereof .....	\$459.00
Maximum fee .....	\$3,670.00

- (b) where the permit would be issued as a conditional approval, except as provided in Section 4(a):

Each 100 m <sup>2</sup> of gross floor area or part thereof .....	\$648.00
Maximum fee .....	\$4,620.00

**Outdoor Uses**

- 5. For a parking area, storage yard, nursery, or other development which, in the opinion of the Director of Planning, is similar:

- (a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law:

Each 200 m <sup>2</sup> of site area or part up to 1 000 m <sup>2</sup> .....	\$380.00
Each additional 200 m <sup>2</sup> of site area or part .....	\$129.00

- (b) where the permit would be issued as a conditional approval, except as provided in Section 5(a):

Each 200 m <sup>2</sup> of site area or part up to 1 000 m <sup>2</sup> .....	\$519.00
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Each additional 200 m<sup>2</sup> of site area or part .....\$249.00

**Developments Requiring Development Permit Board Approval**

6. For an application which proceeds to the Development Permit Board:

(a) instead of the fees referred to in Sections 1 to 4:

Each 100 m<sup>2</sup> of gross floor area or part up to 10 000 m<sup>2</sup> .....\$762.00

Each additional 100 m<sup>2</sup> of gross floor area or part over 10 000 m<sup>2</sup> .....\$145.00

(b) instead of the fees referred to in Section 5:

Each 200 m<sup>2</sup> of site area or part up to 1 000 m<sup>2</sup>.....\$562.00

Each additional 200 m<sup>2</sup> of site or part.....\$271.00

**Child Day Care Facility Or Social Service Centre**

7. For a child daycare facility, cultural facility or social service centre, where the applicant is an incorporated non-profit society.....\$519.00

**Demolitions**

8. For the demolition of residential rental accommodation, a building listed on the Heritage Register or a residential building located in the RS-1, RS-3, RS-3A, RS-5 and RS-6 or FSD District .....\$249.00

**Preliminary Applications**

9. For an application in preliminary form only .....25% of the fee that would, except for this provision, apply (with a minimum fee of \$518.00)

NOTE: This fee will be deducted from the fee for an application in complete form which follows approval of a preliminary application.

**Partial Permits**

9A. For each partial permit issued.....10% of the fee that would, except for this provision, apply (with a minimum fee of \$249.00)

**Revisions**

10. For the second revision and every subsequent revision of drawings which are required because of non-compliance with the Zoning and Development By-law, or because there is insufficient information to satisfactorily process the permit, or because the applicant wishes to alter the use or form of development and where less than 15% of the gross floor area or building exterior is altered or less than 15% of the gross floor area is changed in use:

where the permit is to be issued under:

- (a) sections 1 and 7 of this schedule .....\$249.00
- (b) all other sections of this schedule ..... 10% of the fee that would, except for this provision, apply (with a minimum fee of \$249.00)

**Minor Amendments**

11. For each minor amendment to a permit where less than 15% of the gross floor area or building exterior is altered or less than 15% of the gross floor area is changed in use and:

- (a) where the original permit was issued under Sections 1 and 7 of this schedule.....\$249.00
- (b) where the original permit was issued under any other section of this schedule or where the exterior alterations are to a commercial building which has no development permit authorizing its construction and where the alterations are to not more than one storey..... 25% of the fee that would, except for this provision, apply (with a minimum fee of \$249.00)

**Extensions And Renewals**

12. For an extension of the period of validity of a development permit application or a development permit, or for a renewal of a development permit which has become void .....\$519.00

13. For the renewal of a development permit issued with specified time limitations where the conditions of approval have not changed:

- (a) for a special needs residential facility or all uses where the applicant is a duly incorporated non-profit society.....\$249.00
- (b) for each unit of living accommodation .....\$519.00

- (c) for all other uses.....75% of the fee  
that would, except for this  
provision, apply

NOTE: Where an application is made for the retention of identical uses on more than one site controlled by the same applicant, providing the renewals are required annually and are filed simultaneously, the applications may be combined and considered as one for the purpose of calculating the fee.

**Board of Variance Appeals**

- 14. For a permit which has been approved as the result of a successful appeal to the Board of Variance after refusal by the Director of Planning or the Development Permit Board.....No Charge

**Application Following Refusal**

- 15. Where an application has been refused and, within 30 days of such refusal, the applicant reapplies with an application which seeks to rectify the reasons for refusal and where the application is, in the opinion of the Director of Planning, not materially different from the original application in terms of layout and design..... 50% of original application fee

**Changes to Form of Development in CD-1 District**

- 16. For a development permit application in a CD-1 district where a change to the form of development requires Council approval and where such change is not accompanied by an amendment to, or adoption of, a CD-1 By-law.....\$3,814.00 plus the development application fees that would, except for this provision, apply

**Maintenance of Heritage Buildings**

- 17. For a permit for the maintenance or minor repair of a building, structure, use or site designated under the Heritage By-law or located in an HA District ..... \$48.00

**Awnings**

- 18 For an awning where the permit will be issued combined with a building permit or a sign permit. ....\$165.00

**Applications Submitted in Metric**

- 19 Notwithstanding sections 1 through 18 of this schedule,  
for applications accompanied by all plans and drawings  
in metric measurement..... 95% of the fee  
that would, except for  
this provision, apply

**Higher Building Application Fee**

- 20 Despite any other provision in this schedule 1 to the contrary, for an  
application for a building that will exceed 137m..... \$36,300.00

Schedule 2

Current Fees

Zoning By-law Amendments

Change Zoning District (Except to CD-1)

- 1. For an amendment to the Zoning District Plan to redesignate from one zoning district to any other zoning district except a new Comprehensive Development District:

Up to 4 000 m <sup>2</sup> site area .....	\$8,660.00
For each additional 100 m <sup>2</sup> of site area or part thereof.....	\$196.00
Maximum fee.....	\$86,700.00

Text Amendments (Except CD-1)

- 2. For an amendment to the text of the Zoning and Development By-law..... \$17,370.00

New CD-1 (Not Contemplated in an ODP)

- 3. For an amendment to the Zoning District Plan to redesignate from a zoning district to a new Comprehensive Development District that is not contemplated in an Official Development Plan:

- (a) Within the downtown area shown on Map 1, where the site area is smaller than 40 000 m<sup>2</sup>:

Up to 4 000 m <sup>2</sup> site area.....	\$69,600.00
For each additional 100 m <sup>2</sup> of site area or part thereof .....	\$319.00

- (b) Outside the downtown area shown on Map 1, where the site area is smaller than 8 000 m<sup>2</sup>:

For the first 4 000 m <sup>2</sup> of site area.....	\$29,100.00
For each additional 100 m <sup>2</sup> of site area or part thereof .....	\$319.00

- (c) Outside the downtown area shown on Map 1, where the site area is 8 000 m<sup>2</sup> or greater but smaller than 40 000 m<sup>2</sup>:

For the first 8 000 m <sup>2</sup> of site area.....	\$69,600.00
For each additional 100 m <sup>2</sup> of site area or part thereof .....	\$319.00



(d) where the site area is 40 000 m<sup>2</sup> or greater:

For the first 40 000 m<sup>2</sup> ..... \$510,600.00

For each additional 100 m<sup>2</sup> of site area or part thereof ..... \$1,059.00

**Amend CD-1 (Not Contemplated in an ODP)**

4. For an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District By-Law that is not contemplated in an Official Development Plan:

(a) Within the downtown area shown on Map 1, where the site area is smaller than 40 000 m<sup>2</sup>:

For the first 4 000 m<sup>2</sup> site area ..... \$69,600.00

For each additional 100 m<sup>2</sup> of site area or part thereof ..... \$319.00

(b) Outside the downtown area shown on Map 1, where the site area is smaller than 8 000 m<sup>2</sup>:

For the first 4 000 m<sup>2</sup> site area ..... \$29,100.00

For each additional 100 m<sup>2</sup> of site area or part thereof ..... \$319.00

(c) Outside the downtown area shown on Map 1, where the site area is 8 000 m<sup>2</sup> or greater but smaller than 40 000 m<sup>2</sup>:

For the first 8 000 m<sup>2</sup> site area ..... \$69,600.00

For each additional 100 m<sup>2</sup> of site area or part thereof ..... \$319.00

(d) where the site area is 40 000 m<sup>2</sup> or greater:

For the first 40 000 m<sup>2</sup> ..... \$510,600.00

For each additional 100 m<sup>2</sup> of site area or part thereof ..... \$1,059.00

**New CD-1 (Contemplated in an ODP)**

5. 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

Up to 4 000 m<sup>2</sup> site area ..... \$130,800.00

For each additional 100 m<sup>2</sup> of site area or part thereof ..... \$1,059.00

**Amend CD-1 (Contemplated in an ODP)**

6. For an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District By-Law that is contemplated in an Official Development Plan:

Up to 4 000 m<sup>2</sup> site area ..... \$130,800.00

For each additional 100 m<sup>2</sup> of site area or part thereof..... \$1,059.00

- 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..... \$510,600.00

For each additional 100 m<sup>2</sup> of site area.....\$137.00

**Reduced Fees for Large Sites with Limited Changes**

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

For an amendment to the Zoning District Plan to redesignate from an industrial zoning district to a new Comprehensive Development District that relates to a site area of 40 000 m<sup>2</sup> or greater provided that:

- (a) the combined total floor area, of proposed new uses and expanded retail uses, is limited to 20% or less of the total floor area,
- (b) the use of at least 80% of the total floor area remains consistent with the existing zoning schedule and its restrictions on use and density, and
- (c) the maximum floor space ratio for all uses combined remains the same as that in the existing zoning schedule:

For the first 40 000 m<sup>2</sup> of site area ..... \$121,300.00

For each additional 100 m<sup>2</sup> of site area or part thereof .....\$268.00

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):

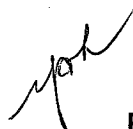
- (i) the approved or existing form of development is retained on at least 75% of the site area; or
- (ii) the floor space ratio of buildings already existing on the site is not increased by more than 25% or 0.5, whichever is the greater; or
- (iii) the Director of Planning determines that the application is similarly limited in scope having regard to use and form of development:

Up to 4 000 m <sup>2</sup> site area .....	\$26,420.00
For each additional 100 m <sup>2</sup> of site area or part thereof.....	\$268.00
Maximum fee.....	\$105,200.00

**Amend CD-1 (One Section Only)**

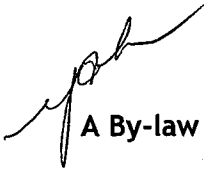
9. Notwithstanding sections 4, 6 and 7 of this schedule:

For an amendment to an existing CD-1 By-law where no more than one section required amendment..... \$11,680.00

**EXPLANATION****Railway Anti-Whistling By-law amending by-law  
regarding miscellaneous amendments**

The attached by-law will implement Council's resolution of November 3, 2009 to amend the Railway Anti-Whistling By-law for miscellaneous minor amendments.

Director of Legal Services  
December 1, 2009



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

**A By-law to amend Railway Anti-Whistling By-law No. 4893  
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 Railway Anti-Whistling By-law.
2. To section 2, after “prohibited”, Council adds “except in case of emergency”.
3. From section 2, under the heading “SOUTH SHORE BRANCH - V.& L.I. FALSE CREEK LINE”, Council strikes out “Heather Street”, and substitutes “Moberly Road”.
4. 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.
5. This By-law is to come into force and take effect on the date of its enactment.

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

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Mayor

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City Clerk



**EXPLANATION**

**Protection of Trees By-law**

The attached by-law will implement Council's resolution of November 17, 2009 to repeal the Private Property Tree By-law, and to enact the Protection of Trees By-law.

Director of Legal Services  
December 1, 2009

**CITY OF VANCOUVER  
BRITISH COLUMBIA**



**PROTECTION OF TREES BY-LAW NO. \_\_\_\_\_**

# **PROTECTION OF TREES BY-LAW**

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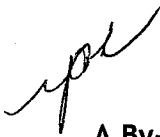
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BY-LAW NO. \_\_\_\_\_

**A By-law to provide for the protection of trees**

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

**SECTION 1  
INTERPRETATION**

**Name of By-law**

1.1 The name of this By-law, for citation, is the "Protection of Trees By-law".

**Definitions**

1.2 In this By-law:

"arborist" means an arborist certified by the International Society of Arboriculture;

"building permit" means a building permit issued under the Building By-law in connection with a development;

"Chief Building Official" means the individual appointed by Council to be the city building inspector or a person duly authorized to carry out the powers and duties of the city building inspector;

"City Engineer" means the individual appointed by Council to be the General Manager of Engineering Services or a person duly authorized to carry out the powers and duties of the General Manager of Engineering Services;

"development" means a change in the use of any land or building, or the carrying out of any construction, engineering, or other operations in, on, over, or under land or land covered by water, or an existing building or group of buildings;

"development permit" means a development permit issued under the Zoning and Development By-law in connection with a development;

"Director of Planning" means the individual appointed by Council to be the director of planning or a person duly authorized to carry out the powers and duties of the director of planning;

"drip line" means a circle drawn on the ground around a tree directly under the tips of the outermost branches of the canopy of the tree;

“hazardous tree” means a tree that is in imminent danger of falling and causing injury to a person or damage to property;

“hedge” means five or more trees or shrubs less than five metres high, and planted less than 1.25 metres apart;

“owner” includes a registered owner, an owner under agreement, an occupier of Crown lands, an owner of a strata lot if the subject tree is within the boundaries of the strata lot, a strata corporation if the subject tree is within the boundaries of the common property, and a cooperative association;

“protection barrier” means a barrier erected to protect a tree and its roots that:

- (a) is at least 1.2 metres high measured from the ground,
- (b) meets the distance requirements, measured 1.4 m above the existing grade of the ground adjoining the base of the tree, set out in Schedule A,
- (c) with respect to its construction, consists of snow fencing fastened securely to metal or wood stakes spaced no more than one metre apart, or other fencing acceptable to the Chief Building Official or City Engineer, and
- (d) in the case of a barrier:
  - (i) on the site or on adjacent property, is acceptable to the Chief Building Official, or
  - (ii) in the case of a barrier on a street, is acceptable to the City Engineer;

“relocation tree” means a living tree that, according to a tree plan, an owner intends to relocate or has relocated or that, according to this By-law, an owner must relocate on a site;

“replacement tree” means a living tree that, according to a tree plan, an owner intends to plant or has planted or that, according to this By-law, an owner must plant to replace a tree on a site;

“retention tree” means a living tree that, according to a tree plan, an owner intends to retain or has retained, or that, according to this By-law, an owner must retain, in its original or existing location on a site;

“site” means one or more parcels of land that adjoin one another or which only a street or body of water separates and that is common to a development, and includes a strata lot, the common property of a strata corporation, and a leasehold parcel created under section 99(1)(k) of the Land Title Act;

“sloping site” means a site where any portion of the rear boundary is more than 3.7 metres higher or lower than any portion of the front boundary;

“tree” means a self-supporting, perennial, woody plant that has a trunk or stem and a root system;

“tree permit” means a permit issued by the Director of Planning under section 4.4 or 4.5;

“tree plan” means a plan required under section 4.3(a); and

“tree protection area” means the land between a tree and a protection barrier.

### **Table of contents**

1.3 The table of contents for this By-law is for convenient reference only, and is not for use in interpreting or enforcing this By-law.

### **Schedules**

1.4 Schedules attached to this By-law form part of this By-law.

### **Severability**

1.5 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.

## **SECTION 2 APPLICATION OF BY-LAW AND EXEMPTIONS**

### **Application of By-law to hedges**

2.1 All provisions of this By-law apply to individual trees in a hedge, except only to the extent that any such provision specifically excepts, excludes, or exempts a hedge.

### **Exemption for small trees**

2.2 This By-law does not apply to a tree that has a trunk or stem the diameter of which, or two or more trunks or stems the combined diameter of the two or three largest trunks or stems of which, measured 1.4 m above the existing grade of the ground adjoining its base, is less than 20 cm, except for a replacement tree or a tree that is part of a hedge.

### **Exemption for public utility**

2.3 This By-law does not apply to the removal, relocation, or replacement of a tree in connection with the construction or maintenance of a public utility in a public utility easement or statutory right of way.

### **Exemption for Park Board**

2.4 This By-law does not apply to the removal, relocation, or replacement of a tree in connection with any site or development under the jurisdiction of the Park Board.

## **SECTION 3 CERTIFICATES**

### **Qualifications of certifier**

3.1 A person who issues a certificate under this By-law must:

- (a) possess a certification or accreditation from an organization or under a statute, or membership in an organization, referred to in this By-law; and
- (b) possess a license under the License By-law;

that is current at the time the certifier signs the certificate.

### **Requirements for certificate**

3.2 Each certificate required under this By-law must be in writing, signed by the certifier, and dated no more than 30 days before the date of submission of an application for a tree permit, development permit, or building permit.

### **Need for second certificate**

3.3 Despite anything to the contrary in this By-law, if a report, opinion, survey, or other instrument that is the subject of a certificate is not satisfactory to the Director of Planning, the applicant or owner who submitted the certificate must submit a second certificate concerning the same subject matter, and signed by a person who is at arm's length from the person who signed the first certificate.

## SECTION 4 TREE PERMITS

### Requirement for tree permit

4.1 A person must not cut down or kill a tree on a site, remove a tree from a site, relocate a tree on a site, or plant a replacement tree on a site, except in compliance with this By-law and the tree permit issued for such removal, relocation, or replacement.

### Application for tree permit

4.2 An owner of a site may apply for a tree permit to remove a tree from a site, to relocate a tree on a site, or to plant a replacement tree on a site, which application must be in the form prescribed by the Director of Planning.

### Submissions with tree permit application

4.3 With the tree permit application, the applicant must submit all information, certificates, and fees required under this By-law for issuance of the tree permit including:

- (a) a tree plan with respect to the site that complies with section 4.1.4 of the Zoning and Development By-law, and that identifies the:
  - (i) location and trunk diameter of each retention tree, relocation tree, or replacement tree,
  - (ii) location and trunk diameter of each such tree the owner intends to remove,
  - (iii) location and trunk diameter of each tree located on adjacent property within two metres of any boundary of the site,
  - (iv) location and trunk diameter of each tree located on a street that is adjacent to the site, and
  - (v) location of the proposed protection barrier for each tree referred to in subsection (i), (iii), or (iv);
- (b) each certificate required under section 4.4, 4.5, or 4.6;
- (c) a non-refundable application fee of:
  - (i) \$59.00 for a tree permit to remove the first tree in a 12 month period, and

- (ii) \$168.00 to remove each subsequent tree during that same 12 month period; and
- (d) if the applicant is the owner of a strata lot, written confirmation from the strata council that the applicant has the right to apply for a tree permit regarding the tree that is the subject of the application, whether or not the strata council or strata corporation has imposed any requirements on the applicant regarding the tree, and, if it has imposed requirements, a description of them.

#### **Issuance of tree permit**

4.4 The Director of Planning may issue a permit to remove a tree from, or to relocate or replace a tree on, a site only if:

- (a) the location of the tree is within a building envelope defined or described under a development permit or building permit, and changing the siting of an accessory building within that envelope to allow retention of the tree is not possible;
- (b) a plumber, accredited under the Industry Training Authority Act of British Columbia, certifies that the roots of the tree are interfering with, blocking, or damaging a drainage or sewage system;
- (c) an arborist certifies that:
  - (i) the tree is interfering with, or is in such close proximity to, utility wires as to be a danger, and
  - (ii) topping or pruning the tree to avoid such interference, or lessening the proximity, would result in the tree being unlikely ever to regain its health or characteristic appearance;
- (d) an arborist certifies that the tree is causing damage to property, including damage to roofs, retaining walls and sidewalks, that standard arboriculture practices cannot rectify;
- (e) an arborist who is a tree risk assessor certified by the International Society of Arboriculture certifies that the tree is a hazardous tree;
- (f) an arborist certifies that damage to the tree has occurred to the extent that the tree is likely to suffer from disease or die prematurely; or
- (g) an arborist certifies that the tree is dying and is likely to be dead within six months or is dead.



### **Issuance of one additional tree permit**

4.5 Despite section 4.4, the Director of Planning may issue one additional tree permit to remove a tree from a site if:

- (a) during the 12 months immediately preceding the date of the application to remove the tree, a person has not removed a tree from the site, except under:
  - (i) one of subsections (a) to (g) of section 4.4, or
  - (ii) section 9.1 so long as the person who removed the tree has obtained a tree permit under section 9.2;
- (b) removal of the tree under one of subsections (a) to (g) of section 4.4 or under section 9.1 would not be a consequence of the applicant having committed an offence against the By-law; and
- (c) retention of the tree was not a condition of the Director of Planning granting a relaxation for the siting of a building under section 3.2.7 of the Zoning and Development By-law.

### **Prerequisites for issuance of tree permit**

4.6 In addition to the requirements of sections 4.4 and 4.5, the Director of Planning may issue a tree permit only if:

- (a) the Director of Planning approves the tree plan referred to in section 4.3(a) with respect to the tree that is the subject of the application;
- (b) an engineer, who is a member of The Association of Professional Engineers and Geoscientists of the Province of British Columbia, certifies that removing the tree will not destabilize any soil on a sloping site; and
- (c) the applicant has complied with all other applicable by-laws.

### **Conditions of tree permit**

4.7 The Director of Planning may include conditions regarding the removal, relocation, or replacement of a tree in a tree permit, and the tree permit holder must comply with those conditions.

### **Posting of tree permit**

4.8 During the removal, relocation, or replacement of a tree, the tree permit holder must post the tree permit, and keep it posted, in a conspicuous location on the site that is visible from an adjacent street.

### **Duration of tree permit**

4.9 If a tree permit holder has not removed a tree within six months after the date of issuance of the tree permit:

- (a) the tree permit expires, and has no further force or effect; and
- (b) the tree permit holder must obtain a new tree permit before removing or re-locating the tree.

## **SECTION 5 TREE COUNTING AND MEASUREMENTS**

### **Inclusions in counting**

5.1 Subject to section 5.2, for the purpose only of determining the number of trees required on a site, as described in Schedule C, counting the number of trees on a site is to include each retention tree, relocation tree, and replacement tree.

### **Exclusions from counting**

5.2 For the purpose only of determining the number of trees required on a site, as described in Schedule C, counting the number of trees on a site is to exclude each tree:

- (a) that a person, under a tree permit, intends to remove or has removed from the site;
- (b) that meets the criteria set out in section 4.4(a).
- (c) in respect of which a person has issued a certificate under section 4.4(b), (c), (d), (e), (f), or (g);
- (d) that forms part of a hedge;
- (e) that is closer to a proposed principal building under a development permit or building permit than the distance indicated in Part 1 of Schedule B;

- (f) that is closer to a proposed accessory building under a development permit or building permit than the distance indicated in Part 2 of Schedule B.

#### **Counting a group of trees**

5.3 Despite sections 5.1 and 5.2, if the Director of Planning is of the opinion that a tree is part of a group of trees in such close proximity to one another that removal of one tree is likely to damage it or other trees in the group, the Director of Planning may allow or require counting of the group of trees as one tree.

#### **Measurement of distance**

5.4 Measurement of the distance between a tree and a proposed or existing building under this By-law is to occur at 1.4 metres above grade, and is to be the shortest distance from a point on the main trunk of the tree to a point on the exterior wall of the proposed or existing principal or accessory building.

#### **Relaxation of distance requirement**

5.5 Under subsections (e) and (f) of section 5.2, if the Director of Planning is satisfied that a tree warrants retention and can survive with standard arboricultural care and appropriate construction techniques, the Director of Planning may relax the minimum distance referred to in section 5.4.

## **SECTION 6 RELOCATION TREES AND REPLACEMENT TREES**

#### **Requirement for replacement tree**

6.1 The owner of the site must plant a replacement tree in compliance with this By-law and the tree permit issued for the tree removal.

#### **Exemption from requirement for replacement tree**

6.2 Despite section 6.1, if a site, immediately after removal of a tree, includes at least the number of trees set out in Schedule C, the owner of the site does not need to plant a replacement tree.

### **Type of replacement tree and number**

6.3 For each tree a person removes from a site, the owner of the site must plant:

- (a) one replacement tree described in Part 1 of Schedule D;
- (b) two replacement trees described in Part 2 of Schedule D; or
- (c) a tree or trees acceptable to the Director of Planning;

except that in the case of a sloping site, the owner may plant one replacement tree set out in either Part 1 or Part 3 of Schedule D.

### **Size of replacement tree**

6.4 Each replacement tree an owner plants on a site must meet the size requirements that apply to it as set out in Schedule D.

### **Siting of relocation tree or replacement tree**

6.5 An owner must plant a relocation tree or replacement tree:

- (a) on the same site as the tree the owner is replacing or relocating;
- (b) at least one metre from:
  - (i) any side boundary of the site,
  - (ii) any accessory building on or adjacent to the site, or
  - (iii) any other structure or thing on or adjacent to the site that, in the opinion of the Director of Planning, the tree may adversely affect or that may adversely affect the tree;
- (c) at least 1.5 metres from any principal building on or adjacent to the site;
- (d) at least 2.5 metres from any other tree on or adjacent to the site; and
- (e) in accordance with any approved tree plan.

### **Timing for planting of relocation tree or replacement tree**

6.6 An owner must plant a relocation tree or replacement tree:

- (a) in the case of development of an outright use under the Zoning and Development By-law, before issuance of the occupancy permit;
- (b) in the case of development of a conditional use under the Zoning and Development By-law, within one year after the date of issuance of the occupancy permit or within such other period of time as the development permit or other condition of development may specify;
- (c) in any other case, within six months after the date of issuance of the tree permit for such relocation tree or replacement tree;

except if the Director of Planning specifies, as a condition of such tree permit, another deadline for such relocation or replacement.

## **SECTION 7 PROTECTION OF TREES DURING CONSTRUCTION**

### **Submission of survey**

7.1 With an application for issuance of a development permit or building permit, the applicant must submit a survey, certified correct by a BC land surveyor who is a member of the Association of British Columbia Land Surveyors that shows:

- (a) each tree located on the site, on adjacent property within two metres of any boundary of the site, and on any street adjacent to the site;
- (b) the tree grade or tree elevation for each tree referred to in subsection (a);
- (c) the drip line for each such tree; and
- (d) the location, height, and diameter of each stump on the site.

### **Submission of arborist's report**

7.2 With an application for issuance of a development permit or building permit, the applicant must also submit a report, certified correct by an arborist, that sets out:

- (a) the condition, size, and species of proposed retention trees on the site;

- (b) the impact of the proposed development on the health of trees on the site, and potential hazards to them during or after construction;
- (c) development limitations;
- (d) recommended construction practices to protect trees during and after construction; and
- (e) an undertaking from the arborist to the city that the arborist will perform or supervise performance of:
  - (i) pre-construction treatment of trees including root and branch pruning,
  - (ii) regular on-site inspections during construction, and will report any offence against this By-law on the site to the Director of Planning or on a street adjacent to the site to the City Engineer,
  - (iii) restorative landscape treatment including soil renovation,
  - (iv) selection and planting of any replacement trees required under this By-law, and
  - (v) a post construction inspection of the site, and will prepare a report, certified correct by the arborist, for submission, in a timely manner, to the Director of Planning.

#### **Exception for interior alterations**

7.3 If a development permit or building permit is for alterations only to the interior of a building, and, in the opinion of the Director of Planning, none of the work, or storage, transport, or removal of materials, will affect any tree located on the site, sections 7.1 and 7.2 do not apply.

#### **Demolition, excavation, or construction**

7.4 A person must not commence or carry on demolition, excavation, or construction on a site, except in accordance with the requirements of this By-law, and any applicable tree permit.

#### **Protection barrier**

7.5 Before a person commences demolition, excavation, or construction on a site, the owner of the site must install a protection barrier:

- (a) for each retention tree located on the site, on adjacent property within two metres of any boundary of the site, and on any street adjacent to the site; and

- (b) that meets the requirements set out in the definition of “protection barrier” under section 1.2.

### **Location of protection barrier**

7.6 Each protection barrier referred to in section 7.5 must, if the tree is on adjacent property within two metres of any boundary of the site, extend into the site from the nearest boundary of the adjacent site by the lesser of 50% of the distance between such boundary and the boundary of the exterior wall of any building adjacent to such site boundary, and one metre.

### **Requirements for trees on boulevards**

7.7 In addition to the requirements of section 7.5, before and during demolition, excavation, or construction on a site, the owner of the site must:

- (a) comply with the requirements of the City Engineer with respect to any tree on a boulevard in a street adjacent to the site;
- (b) not prune, move, or otherwise disturb such tree unless the Park Board has given its prior written permission;
- (c) ensure that each protection barrier:
  - (i) allows for free and clear passage of pedestrians on the surrounding portion of the boulevard and on the sidewalk adjacent to the boulevard,
  - (ii) allows for clear visibility of fire hydrants, driveway accesses, and crosswalks,
  - (iii) is 0.6 m or more from the curb to allow for the opening of car doors, and
  - (iv) is 0.3 m or more from the edge of any sidewalk located within a grass boulevard.

### **Issuance of building permit**

7.8 Despite the Zoning and Development By-law and Building By-law, a person is not entitled to a permit for demolition, excavation, or construction on a site, except if:

- (a) the Chief Building Official has inspected and approved each protection barrier on the site or on adjacent property; and
- (b) the City Engineer has inspected and approved each protection barrier on a street.

## **Condition of protection barriers and retention trees**

7.9 A person who installs a protection barrier under this Section 7 must:

- (a) care for the retention tree within the tree protection area, during the construction process, including sufficient watering, particularly if excavation has disturbed the tree root system;
- (b) attend to proper root pruning and care for the remaining root system;
- (c) to minimize root damage, soil erosion and tree disturbance, wrap a temporary root curtain around the root zone to retain and protect the exposed area, which root curtain is to consist of heavy wire mesh or similar material lined with burlap and supported by posts;
- (d) use backfill to ensure that none of the roots remain exposed;
- (e) if required by the Director of Planning, tunnel rather than trench when installing underground utilities and drainage lines, which technique includes boring a hole under or through the root system with minimum disturbance, and carry out any excavation within the tree protection area to accommodate underground installations, including services and footings, by hand; and
- (f) maintain such protection barrier, repair any damage to it, and not alter or remove it until construction is complete.

## **No encroachment**

7.10 A person must not encroach into a tree protection area, with or without vehicles, and must not store anything in such area until construction is complete.

## **SECTION 8 CARE AND MAINTENANCE OF TREES**

### **Care of a tree**

8.1 The owner of a site must care for each tree on the site in accordance with the requirements of this By-law and any applicable tree permit.

### **Treatment of a tree**

8.2 A person must not:

- (a) remove bark from, or cause any damage to, a tree;



- (b) alter the existing grade around a tree, except to raise the grade by no more than:
  - (i) five centimeters within a one metre circumference around the trunk, and
  - (ii) a further five centimetres between the one metre circumference and the circumference of the drip line of the tree;
- (c) do anything that would cause a tree to become a hazardous tree;
- (d) do anything that would cause a tree to die;
- (e) top or prune a tree to the extent that it is unlikely ever to regain its health or characteristic appearance; or
- (f) climb a retention tree using climbing gaffs, spurs, or spikes.

### **Root pruning**

8.3 A person must not prune the roots of a tree unless that person is an arborist.

## **SECTION 9 EMERGENCY REMOVAL**

### **Emergency removal**

9.1 If a tree on a site becomes a hazardous tree as a result of damage from a natural cause, the owner or occupier of the site may remove the tree before obtaining a tree permit.

### **Issuance of tree permit after emergency**

9.2 A person who has removed a tree under section 9.1 must, within 14 days after the date of removal, apply for a tree permit for such removal, and take all action necessary to obtain issuance of such tree permit.

## **SECTION 10 ASSESSMENTS AND INSPECTIONS**

### **Entry on property**

10. The Director of Planning or Chief Building Official, or any representative of either of them, may enter a site to assess or inspect the site, and trees or stumps on the site, to determine:

- (a) whether or not a person is in compliance with the requirements of the Vancouver Charter, this By-law, a tree permit, or any condition attached to such tree permit;
- (b) whether or not to issue a tree permit, and whether or not to include conditions in such tree permit; and
- (c) the state of any tree on the site.

## **SECTION 11 ENFORCEMENT**

### **Revocation of tree permit**

11.1 If:

- (a) the Director of Planning has issued a tree permit in error;
- (b) the Director of Planning has issued a tree permit on the basis of false, misleading, or incorrect information; or
- (c) a tree permit holder has failed to comply with the tree permit;

the Director of Planning, upon giving notice to a tree permit holder, may revoke the tree permit.

### **Unlawful damage to or removal of a tree**

11.2 In addition to a fine under this Section 11, a person who, in contravention of this By-law or a tree permit:

- (a) cuts or damages a tree on a site to the extent that, in the opinion, of the Director of Planning, it is or will become a hazardous tree, it has lost its characteristic appearance, it is or will become diseased, or it is dead or will die prematurely; or
- (b) removes a tree from a site;

promptly upon receipt of an order from the Director of Planning must comply with section 11.3.

### **Replacement of unlawfully damaged or removed tree**

11.3 A person referred to in section 11.2 must:

- (a) within 14 days after receipt of an order from the Director of Planning under section 11.2, apply for a tree permit to replace any tree referred to in such order, and take all action necessary to obtain issuance of such tree permit; and

- (b) upon issuance of such tree permit, replace such tree.

#### **Requirement to discontinue or carry out work**

11.4 Council empowers any inspector or other employee of the city to order or direct any person to:

- (a) discontinue or refrain from proceeding with any work or doing anything that is in contravention of this By-law; and
- (b) carry out any work or do anything required by this By-law or any tree permit;

and failure on the part of such person to comply with such order or direction within the time specified in such order or direction is a violation of this By-law.

#### **Service of notice**

11.5 An inspector or official of the city, or a by-law enforcement officer, may serve an order, direction, or notice under this By-law:

- (a) by mailing it by registered post to the owner of the applicable site at the address shown on the real property tax assessment roll;
- (b) by mailing it by registered post to the person who is the addressee of the notice;
- (c) by handing it to the person who is the addressee of the notice; or
- (d) if the notice refers to real property, by posting it on the real property.

#### **Offence under By-law**

11.6 A person who:

- (a) contravenes any provision of this By-law, or does any act or thing which contravenes any provision of this By-law, or suffers or allows any other person to do any act or thing which contravenes any provision of this By-law;
- (b) neglects to do or refrains from doing anything required to be done by any provision of this By-law; or
- (c) fails to comply with an order, direction, or notice given under any provision of this By-law, or suffers or allows any other person to fail to comply with an order, direction, or notice given under any provision of this By-law;

is guilty of an offence against this By-law, and liable to the penalties imposed under this Section 11.

#### **Separate offence**

11.7 A person who breaches this By-law in a manner or to an extent that affects more than one tree, is guilty of an offence against this By-law in respect of each tree.

#### **Fine for offence**

11.8 Every person who commits an offence against this By-law is punishable on conviction by a fine of not less than \$500.00 and not more than \$10,000.00 for each offence.

#### **Fine for continuing offence**

11.9 Every person who commits an offence of a continuing nature against this By-law is punishable on conviction by a fine of not less than \$250.00 and not more than \$10,000.00 for each day such offence continues.

## **SECTION 12 REPEAL, TRANSITION, AND ENACTMENT**

#### **Repeal**

12.1 This By-law repeals By-law No. 7347.

#### **Transition**

12.2 Council deems any plan showing trees affected by development or replacement trees being provided as part of a development and submitted pursuant to section 4.1.4 of the Zoning and Development By-law as it existed immediately before the coming into force of this By-law to be a tree plan for the purpose of this By-law.

**Force and effect**

12.3 This By-law is to come into force and take effect on the date of its enactment except that the fees referred to in clauses (i) and (ii) of section 4.3(c) are to come into force and take effect on January 1, 2010.

ENACTED by Council this                 day of   , 2009

\_\_\_\_\_  
Mayor

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

**SCHEDULE A**

**PROTECTION BARRIER  
DISTANCE FROM TREE  
Section 1.2**

<b>TRUNK DIAMETER</b>	<b>MINIMUM PROTECTION REQUIRED AROUND TREE</b>
Trunk diameter	Distance from trunk
20 cm	1.2 m
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
75	4.5
90	5.0
100	6.0

**SCHEDULE B**

**EXCLUSIONS FROM TREE COUNTING  
DISTANCES FROM BUILDINGS  
Section 5.2(e) and (f)**

**PART 1**

<b>DISTANCES FROM PRINCIPAL BUILDINGS</b>			
<b>Tree diameter</b>	<b>Distance</b>	<b>Tree diameter</b>	<b>Distance</b>
<b>cm</b>	<b>m</b>	<b>cm</b>	<b>m</b>
20 - 30	2.0	39	2.6
31 - 32	2.1	40 - 44	2.7
33	2.2	45 - 49	3.0
34 - 35	2.3	50 - 54	3.3
36	2.4	55 - 59	3.7
37 - 38	2.5	60 and above	4.0

**PART 2**

<b>DISTANCES FROM ACCESSORY BUILDINGS</b>			
<b>Tree diameter</b>	<b>Distance</b>	<b>Tree diameter</b>	<b>Distance</b>
<b>cm</b>	<b>m</b>	<b>cm</b>	<b>m</b>
20 - 24	1.0	50 - 54	2.5
25 - 29	1.3	55 - 59	2.8
30 - 34	1.5	60 - 64	3.0
35 - 39	1.8	65 - 69	3.3
40 - 44	2.0	70 and above	3.5
45 - 49	2.3		

**SCHEDULE C**

**NUMBER OF TREES  
REQUIRED ON A SITE  
Section 5.2**

<b>TREE DETERMINATION SCHEDULE</b>	
<b>Site area (m<sup>2</sup>)</b>	<b>Number of trees required</b>
0 - 365	2
365 - 450	3
451 - 565	4
566 - 750	5
from 751 - 1000	6
from 1001 - 1250	7
from 1251 - 1600	8
from 1601 - 1850	9
from 1851 - 2200	12
from 2201 - 2550	16
from 2551 - 2900	20
from 2901 - 3250	25
over 3250	30



**SCHEDULE D**

**TYPES OF REPLACEMENT TREES  
Section 6.3**

**PART 1**

In the third column of this Schedule D, reference to a figure in centimetres means that measurement of trunk diameter must occur 15 cm above the ground, and reference to a figure in metres means that measurement of height must occur from the ground.

<b>Common name</b>	<b>Botanical name</b>	<b>Minimum size</b>
AMUR CORK TREE	PHELLODENDRON AMURENSE	6 cm
ASH		6 cm
AUTUMN PURPLE	FRAXINUS AMERICANA AUTUMN PURPLE	6 cm
EUROPEAN ASH	FRAXINUS EXCELSIOR	6 cm
EUROPEAN MOUNTAIN ASH	SORBUS AUCUPARIA	6 cm
FLOWERING ASH	FRAXINUS ORNUS	6 cm
GREEN ASH	FRAXINUS PENNSYLVANICA	6 cm
RAYWOOD ASH	FRAXINUS OXYCARPA RAYWOODII	6 cm
WHITE ASH	FRAXINUS AMERICANA	6 cm
BASSWOOD	TILIA AMERICANA	6 cm
BEECH		
AMERICAN BEECH	FAGUS GRANDIFOLIA	6 cm
EUROPEAN BEECH	FAGUS SYLVATICA	6 cm
COPPER BEECH	FAGUS SYLVATICA 'ATROPURPUREA'	6 cm
BIRCH		
ASIAN WHITE BIRCH	BETULA PLATYPHYLLA	6 cm
EUROPEAN WHITE BIRCH	BETULA PENDULA	6 cm
JACQUEMONTII BIRCH	BETULA JACQUEMONTII	6 cm
PAPER BIRCH	BETULA PAPYRIFERA	6 cm
RIVER BIRCH	BETULA NIGRA	6 cm

CATALPA COMMON CATALPA	CATALPA BIGNONIOIDES	6 cm
CEDAR ATLAS CEDAR GOLDEN CEDAR BLUE ATLAS CEDAR CALIFORNIA INCENSE CEDAR DEODAR CEDAR WESTERN RED CEDAR CEDAR OF LEBANON	CEDRUS ATLANTICA THUJA PLICATA AUREA CEDRUS ATLANTICA GLAUCA CALOCEDRUS DECURRENS CEDRUS DEODARA THUJA PLICATA EXCELSA CEDRUS LIBANI	3.5 m 3.5 m 3.5 m 3.5 m 3.5 m 3.5 m 3.5 m
CHESTNUT COMMON HORSECHESTNUT RED HORSECHESTNUT RUBY RED HORSECHESTNUT SWEET CHESTNUT	AESCULUS HIPPOCASTANUM AESCULUS X CARNEA AESCULUS X CARNEA BRIOTTI CASTANEA SATIVA	6 cm 6 cm 6 cm 6 cm
Cypress Nootka cypress	chamaecyparis nootkatensis	3.5 m
DOGWOOD CHINESE DOGWOOD EDDIE'S WHITE WONDER GIANT DOGWOOD KOUSA DOGWOOD PACIFIC DOGWOOD	CORNUS CHINENSIS CORNUS EDDIE'S WHITE WONDER CORNUS CONTROVERSA CORNUS KOUSA CORNUS NUTTALLII	5 cm 5 cm 5 cm 3.5 m 5 cm
DOVE TREE	DAVIDIA INVOLUCRATA	5 cm
ELM AMERICAN ELM SCOTCH ELM SIBERIAN ELM	ULMUS AMERICANA ULMUS GLABRA ULUMS PUMILA	6 cm 6 cm 6 cm
EMPRESS TREE	PAULOWNIA TOMENTOSA	6 cm

FIR			
ALPINE FIR	ABIES LASIOCARPA		3.5 m
BALSAM FIR	ABIES BALSAMEA		3 m
DOUGLAS FIR	PSEUDOTSUGA MENZIESII		3.5 m
FRASER'S FIR	ABIES FRASERI		3.5 m
GRAND FIR	ABIES GRANDIS		3.5 m
NOBLE FIR	ABIES PROCERA		3.5 m
WHITE FIR	ABIES CONCOLOR		3.5 m
GINKGO			
	GINKGO BILOBA		6 cm
COMMON HACKBERRY			
	CELTIS OCCIDENTALIS		6 cm
HEMLOCK			
MOUNTAIN HEMLOCK	TSUGA MERTENSIANA		3 m
WESTERN HEMLOCK	TSUGA HETEROPHYLLA		3.5 m
HORNBEAM			
EUROPEAN HORNBEAM	CARPINUS BETULUS		6 cm
JAPANESE ZELKOVA			
	ZELKOVA SERRATA		6 cm
KATSURA TREE			
KATSURA TREE	CERCIDIPHYLLUM JAPONICUM		3.5 m
	CERCIDIPHYLLUM JAPONICUM		6 cm
EUROPEAN LARCH			
	LARIX DECIDUA		3.5 m
LINDEN			
CRIMEAN LINDEN	TILIA EUCHLORA		6 cm
LITTLE LEAF LINDEN	TILIA CORDATA		6 cm

LOCUST		
BLACK LOCUST	ROBINIA PSEUDOACACIA	6 cm
HONEY LOCUST	GLEDITSIA TRIACANTHOS	6 cm
PINK LOCUST	ROBINIA AMBIGUA IDAHOENSIS	6 cm
SUNBURST HONEY LOCUST	GLEDITSIA TRIACANTHOS SUNBURST	6 cm
THORNLESS HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS	6 cm
YELLOW LEAFED BLACK LOCUST	ROBINIA PSEUDOACACIA FRISIA	6 cm
MAPLE		
ARMSTRONG RED MAPLE	ACER RUBRUM ARMSTRONG	6 cm
BIGLEAF MAPLE	ACER MACROPHYLLUM	3.5 m
CRIMSON KING NORWAY	ACER PLATANOIDES CRIMSON KING	6 cm
CRIMSON SENTRY NORWAY	ACER PLATANOIDES CRIMSON SENTRY	6 cm
DAVID MAPLE	ACER DAVIDII	6 cm
HEDGE MAPLE	ACER CAMPESTRE	6 cm
MORGAN RED MAPLE	ACER RUBRUM MORGAN	6 cm
NORWAY MAPLE	ACER PLATANOIDES	6 cm
DEBORAH'S NORWAY MAPLE	ACER PLATANOIDES DEBORAH	6 cm
PACIFIC SUNSET MAPLE	ACER TRUNCATUM WARREN RED	6 cm
PAPERBARK MAPLE	ACER GRISEUM	5 cm
RED MAPLE	ACER RUBRUM	6 cm
RED SUNSET MAPLE	ACER RUBRUM RED SUNSET	6 cm
SCANLON RED MAPLE	ACER RUBRUM SCANLON	6 cm
SCARLET SENTINEL MAPLE	ACER RUBRUM SCARLET SENTINEL	6 cm
SCHWEDLER NORWAY MAPLE	ACER PLATANOIDES SCHWEDLERI	6 cm
SILVER VAR NORWAY MAPLE	ACER PLATANOIDES DRUMMONDI	6 cm
SUGAR MAPLE	ACER SACCHARUM	6 cm
SILVER MAPLE	ACER SACCHARINUM	6 cm
SYCAMORE MAPLE	ACER PSEUDOPLATANUS	6 cm
MONKEY PUZZLE TREE		
	ARAUCARIA ARAUCANA	3 m
OAK		
ENGLISH OAK	QUERCUS ROBUR	6 cm
PIN OAK	QUERCUS PALUSTRIS	6 cm
RED OAK	QUERCUS RUBRA	6 cm
SCARLET OAK	QUERCUS COCCINEA	6 cm
SHUMARD OAK	QUERCUS SHUMARDII	6 cm
MADRONE		
PACIFIC MADRONE	ARBUTUS MENZIESII	3 m

PINE		
AUSTRIAN PINE	PINUS NIGRA	3.5 m
EASTERN WHITE PINE	PINUS STROBUS	3.5 m
HIMALAYAN WHITE PINE	PINUS AGRIFITHII WALLICHIANA	3.5 m
JAPANESE BLACK PINE	PINUS THUNBERGII	3.5 m
MONTEREY PINE	PINUS RADIATA	3.5 m
PONDEROSA PINE	PINUS PONDEROSA	3.5 m
RED PINE	PINUS RESINOSA	3.5 m
SCOTCH PINE	PINUS SYLVESTRIS	3.5 m
UMBRELLA PINE	SCIADOPITYS VERTICILLATA	3.0 m
WESTERN WHITE PINE	PINUS MONTICOLA	3.5 m
PLANE TREE		
LONDON PLANE TREE	PLATANUS ACERIFOLIA	6 cm
ORIENTAL PLANE TREE	PLATANUS ORIENTALIS	6 cm
DAWN REDWOOD	METASEQUOIA GLYPTOSTROBOIDES	3 m
SEQUOIA		
GIANT SEQUOIA	SEQUIADENDRON GIGANTEUM	3 m
REDWOOD	SEQUOIA SEMPERVIRENS	3 m
SNOWBELL		
FRAGRANT SNOWBELL	STYRAX OBASSIA	6 cm
JAPANESE SNOWBELL	STYRAX JAPONIC	6 cm
SOURWOOD	OXYDENDRUM ARBOREUM	3.5 m
SPRUCE		
NORWAY SPRUCE	PICEA ABIES	3.5 m
SERBIAN SPRUCE	PICEA OMORIKA	3.5 m
SITKA SPRUCE	PICEA SITCHENSIS	3.5 m
WHITE SPRUCE	PICEA GLAUCA	3.5 m
SWEETGUM	LIQUIDAMBAR STYRACIFLUA	6 cm
AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS	6 cm

TREE-OF-HEAVEN	AILANTHUS ALTISSIMA	3.5 m
TULIP TREE	LIRIODENDRON TULIPIFERA	6 cm
PERSIAN WALNUT	JUGLANS REGIA	6 cm
WILLOW		
CORKSCREW WILLOW	SALIX MATSUDANA TORTUOSA	6 cm
GOLDEN WEEPING WILLOW	SALIX ALBA TRISTIS	8 cm
WEEPING WILLOW	SALIX BABYLONICA	8 cm
WHITE WILLOW	SALIX ALBA	6 cm

NOTE: All fruit tree species should be standard specimens (not dwarfing root stock or espaliered) and selected for disease resistance and hardiness for the Vancouver region.

**SCHEDULE D**

**TYPES OF REPLACEMENT TREES**

**Section 6.3**

**PART 2**

In the third column of this Schedule D, reference to a figure in centimetres means that measurement of trunk diameter must occur 15 cm above the ground, and reference to a figure in metres means that measurement of height must occur from the ground.

<b>Common name</b>	<b>Botanical name</b>	<b>Minimum size</b>
APPLE	MALUS SPECIES	6 cm
WEeping BIRCH	BETULA LANCINIATA	6 cm
BOXELDER	ACER NEGUNDO	6 cm
CHERRY SOUR CHERRY SWEET CHERRY	PRUNUS CERASUS PRUNUS AVIUM	6 cm 6 cm
ORNAMENTAL CHERRY BLACK CHERRY CORNELIAN CHERRY HIGAN CHERRY JAPANESE FLOWERING CHERRY SARGENT FLOWERING CHERRY YOSHINO CHERRY	PRUNUS SEROTINA CORNUS MAS PRUNUS SUBHIRTELLA PRUNUS SERRULATA PRUNUS SARGENTII PRUNUS YEDOENSIS	6 cm 3 m 6 cm 6 cm 6 cm 6 cm
COMMON CHOKECHERRY	PRUNUS VIRGINIANA	6 cm
CRAB APPLE PRAIRIFIRE CRAB APPLE WILD CRAB APPLE	MALUS PRAIRIFIRE MALUS FUSCA	6 cm 6 cm
CUCUMBER TREE CUCUMBER TREE YELLOW CUCUMBER TREE	MAGNOLIA ACUMINATA MAGNOLIA CORDATA	3 m 3 m

CYPRESS			
	DROOPING NOOTKA CYPRESS	CHAMAECYPARIS NOOTKATENSIS	3 m
	HINOKI FALSE CYPRESS	CHAMAECYPARIS OBTUSA	3 m
	SAWARA FALSE CYPRESS	CHAMAECYPARIS PISIFERA	3 m
FLOWERING DOGWOOD		CORNUS FLORIDA	5 cm
FIG		FICUS CARICA	6 cm
FILBERT			
	EUROPEAN FILBERT	CORYLUS AVELLANA	3 m
	GIANT FILBERT	CORYLUS MAXIMA	3 m
	PURPLE GIANT FILBERT	CORYLUS MAXIMA PURPUREA	3 m
GOLDENCHAIN TREE		LABURNUM WATERERI 'VOSSII'	6 cm
GOLDENRAIN TREE		KOELREUTERIA PANICULATA	3 m
LAVALLE HAWTHORNE		CRATAEGUS LAVALLEI	6 cm
HEMLOCK			
	CANADIAN HEMLOCK	TSUGA CANADENSIS	3.5 m
HOLLY			
	ENGLISH HOLLY	ILEX AQUIFOLIUM	3.5 m
JAPANESE ANGELICA TREE		ARALIA ELATA	3 m
JAPANESE PAGODA TREE		SOPHORA JAPONICA	3 m
PORTUGAL LAUREL		PRUNUS LUSITANICA	3 m
MAGNOLIA			
	DAWSON MAGNOLIA	MAGNOLIA DAWSONIANA	3 m
	KOBUS MAGNOLIA	MAGNOLIA KOBUS	3 m
	SAUCER MAGNOLIA	MAGNOLIA SOULANGIANA	3 m
	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3 m
	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	5 cm



MAPLE	AMUR MAPLE JAPANESE MAPLE MANITOBA MAPLE ROCKY MOUNTAIN MAPLE VINE MAPLE	ACER GINNALA ACER PALMATUM ACER NEGUNDO ACER GLABRUM ACER CIRCINATUM	4 cm 3 m 6 cm 3 m 3.5 m
MULBERRY	MULBERRY WHITE MULBERRY	MORUS NIGRA MORUS ALBA	5 cm 5 cm
PALM	WINDMILL PALM	TRACHYCARPUS FORTUNEI	3 m
PEAR		PYRUS COMMUNIS	6 cm
PERSIAN PARROTIA		PARROTIA PERSICA	6 cm
PINE	SHORE PINE WEEPING RED PINE	PINUS CONTORTA PINUS DENSIFLORA PENDULA	3.5 m 3.5 m
PLUM	ITALIAN PRUNE PLUM JAPANESE PLUM	PRUNUS 'ITALIAN PRUNE' PRUNUS SALICINA	6 cm 6 cm
ORNAMENTAL PLUM	FLOWERING PLUM JAPANESE FLOWERING PLUM PURPLE LEAF PLUM	PRUNUS TRILOBA PRUNUS BLIREANA PRUNUS CERASIFERA PISSARDI	6 cm 6 cm 6 cm
QUINCE		CYDONIA OBLONGA	6 cm
REDBUD	EASTERN REDBUD	CERCIS CANADENSIS	5 cm
SILK TREE		ALBIZIA JULIBRISSIN	3 m
SILVERBELL	MOUNTAIN SILVERBELL	HALSESIA MONTICOLA	3 m

SPRUCE		
COLORADO SPRUCE	PICEA PUNGENS	3 m
COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA	3 m
HOOP'S BLUE SPRUCE	PICEA PUNGENS HOOPSII	3 m
KOSTER BLUE SPRUCE	PICEA PUNGENS KOSTER	3 m
STRAWBERRY TREE	ARBUTUS UNEDO	3 m
STAGHORN SUMAC	RHUS TYPHINA	3 m

NOTE: All fruit tree species should be standard specimens (not dwarfing root stock or espaliered) and selected for disease resistance and hardiness for the Vancouver region.

**SCHEDULE D**

**TYPES OF REPLACEMENT TREES**

**Section 6.3**

**PART 3**

In the third column of this Schedule D, reference to a figure in centimetres means that measurement of trunk diameter must occur 15 cm above the ground, and reference to a figure in metres means that measurement of height must occur from the ground.

Common name	Botanical name	Minimum size
MOUNTAIN ASH EUROPEAN MOUNTAIN ASH	SORBUS AUCUPARIA	6 cm
ORNAMENTAL CHERRY BLACK CHERRY CORNELIAN CHERRY HIGAN CHERRY JAPANESE FLOWERING CHERRY SARGENT FLOWERING CHERRY YOSHINO CHERRY	PRUNUS SEROTINA CORNUS MAS PRUNUS SUBHIRTELLA PRUNUS SERRULATA PRUNUS SARGENTII PRUNUS YEDOENSIS	6 cm 3 m 6 cm 6 cm 6 cm 6 cm
COMMON CHOKECHERRY	PRUNUS VIRGINIANA	6 cm
CRAB APPLE PRAIRIFIRE CRAB APPLE	MALUS PRAIRIFIRE	6 cm
CUCUMBER TREE CUCUMBER TREE YELLOW CUCUMBER TREE	MAGNOLIA ACUMINATA MAGNOLIA CORDATA	3 m 3 m
DOGWOOD FLOWERING DOGWOOD	CORNUS FLORIDA	3.5 m
CYPRESS HINOKI FALSE CYPRESS SAWARA FALSE CYPRESS	CHAMAECYPARIS OBTUSA CHAMAECYPARIS PISIFERA	3 m 3 m

FILBERT GIANT FILBERT PURPLE GIANT FILBERT	CORYLUS MAXIMA CORYLUS MAXIMA PURPUREA	3 m 3 m
FRINGE TREE	CHIONANTHUS VIRGINICUS	3 m
HEMLOCK CANADIAN HEMLOCK	TSUGA CANADENSIS	3.5 m
HOLLY ENGLISH HOLLY	ILEX AQUIFOLIUM	3.5 m
JAPANESE ANGELICA TREE	ARALIA ELATA	3 m
PORTUGAL LAUREL	PRUNUS LUSITANICA	3 m
MAGNOLIA SAUCER MAGNOLIA	MAGNOLIA SOULANGIANA	3 m
MAPLE HEDGE MAPLE JAPANESE MAPLE VINE MAPLE	ACER CAMPESTRE ACER PALMATUM ACER CIRCINATUM	6 cm 5 cm 3.5 m
MULBERRY WHITE MULBERRY	MORUS ALBA	5 cm
PALM WINDMILL PALM	TRACHYCARPUS FORTUNEI	3 m
PERSIAN PARROTIA	PARROTIA PERSICA	3 m
UMBRELLA PINE	SCIADOPITYS VERTICILLATA	3 m
ORNAMENTAL PLUM FLOWERING PLUM JAPANESE FLOWERING PLUM PURPLE LEAF PLUM	PRUNUS TRILOBA PRUNUS BLIREANA PRUNUS CERASIFERA PISSARDI	6 cm 6 cm 6 cm
EASTERN REDBUD	CERCIS CANADENSIS	5 cm

SILK TREE	ALBIZIA JULIBRISSIN	3 m
SNOWBELL FRAGRANT SNOWBELL JAPANESE SNOWBELL	STYRAX OBASSIA STYRAX JAPONICA	6 cm 6 cm
STRAWBERRY TREE	ARBUTUS UNEDO	3 m
STAGHORN SUMAC	RHUS TYPHINA	3 m

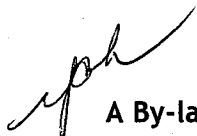
## EXPLANATION

**2010 Taxation Exemption By-law  
Seniors Housing**

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

Director of Legal Services  
December 1, 2009

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



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

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

1. Pursuant to section 396(1)(g) of the *Vancouver Charter*, Council exempts from real property taxation for the year 2010 the following lands and improvements:

<u>Name and Address No.</u>	<u>Assessment Roll No.</u>	<u>Legal Description</u>
HFBC Housing Foundation 206-2590 Granville St Vancouver V6H 3H1	002-638-077-07-0000	Lot D, Block 221, District Lot 526 Plan 13958
HFBC Housing Foundation 206-2590 Granville St Vancouver V6H 3H1	002-648-078-05-0000	Lots 19 and 20, Block 302, District Lot 526 Plan 1058
Calling Foundation A-3263 Blenheim Street Vancouver BC V6L 2X7	004-710-072-06-0000	Lot A (Explanatory Plan 7180), Block J District Lot 2027, Plan 5702
Anglican Homes Diocese of New Westminster 2751 West King Edward Ave Vancouver V6L 1T8	004-710-072-95-0000	Lot E, Block G, District Lot 2027, Plan 16624
City of Vancouver 453 West 12 <sup>th</sup> Ave Vancouver V5Y 1V4	002-634-095-52-0000	Lots 8 to 11, Block 216 District Lot 526, Plan 590
Soroptimist Club of Vancouver BC c/o Ascent Real Estate Management 2176 Willingdon Ave Burnaby, BC V5C 5Z9	007-683-165-54-0000	Lot A of Lot 5, Block 440, District Lot 526 Plan 5484
Baptist Housing Society of BC 125 6165 Highway 17 Delta V4K 5B8	013-654-184-74-0000	Lots 4 and 5 and 6, Block 32, District Lot 302, Plan 198

Vancouver Kiwanis Senior Citizens Housing Society P O Box 3022 Stn Terminal Vancouver V6B 3X5	012-125-832-84-0000	Lot B, Block E, District Lot 318, Plan 13136
The V E L Housing Society 1717 Adanac Street, Ste 101 Vancouver V5L 4Y9	014-577-259-06-0000	Lots 1-3, Block 20, District Lot 184, Plan 178
Christ Church of China 300 East Pender Street Vancouver V6A 1T9	013-192-592-04-0000	Lot A, Block 122, District Lot 196, Plan 13208
Chau Luen Kon Sol Society of Vancouver 325 Keefer Street Unit 102 Vancouver V6A 1X9	013-192-592-92-0000	Lot B, Block 122, District Lot 196, Plan 13208
The V E L Housing Society 101 - 1717 Adanac Street Vancouver V5L 4Y9	014-596-250-04-0000	Lot E, 2 & 3 of Lot 8 Block D, District Lot 183, Plan 6254 & 729
The Baptist Housing Society of BC 125 6165 Highway 17 Delta V4K 5B8	014-631-232-04-0000	Lot 2, Block 71, District Lot 264A, Plan 11322, but not including the land and improvements used and assessed for utility purposes.
HFBC Housing Foundation 206-2590 Granville Street Vancouver V6H 3H1	014-641-234-20-0000	Lot 11, Except part in Explanatory Plan 17049, and Lot 12, except part in Ref Plan 1708 and part in Explanatory Plan 17049 of the north 1/2 of Lot B, Block 154, District Lot 264A, Plans 1141 and 1771
Mount Pleasant Housing Society 325 6 <sup>th</sup> Avenue East, Suite 401 Vancouver V5T 1J9	013-645-194-47-0000	Lot C, Block 28, District Lot 200A, Plan 197 (Explanatory Plan 9473)



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

<p>Odd Fellows Low Rental Housing Society 12-5174 Hastings Street Burnaby BC V5B 1P6</p>	<p>023-318-725-95-0000</p>	<p>Lot 26, Blocks 3 and 4, District Lot 49, Plan 12672</p>
<p>The Baptist Foundation of BC 125 6165 Highway 17 Delta V4K 5B8</p>	<p>024-765-266-06-0000</p>	<p>Lot A, Block 3, District Lot 336, Plan LMP42065</p>
<p>Ukrainian Senior Citizens Housing Society 7007 Kerr Street Vancouver V5S 3E2</p>	<p>025-300-810-95-0000</p>	<p>Lot 3 of Lot A, Block 71, Fraserview, Plan 11199</p>
<p>Vancouver Kiwanis Senior Citizens Housing Society P O box 3022 Stn Terminal Vancouver V6B 3X5</p>	<p>025-300-811-05-0000</p>	<p>North 1/2 of Lot 4 of Lot A, Block 71, Fraserview, Plan 11199</p>
<p>M. Kopernik (Nicolaus Copernicus) Foundation 3132 - 3150 Rosemont Drive Vancouver V5S 2C9</p>	<p>025-817-300-22-0000</p>	<p>The westerly 217 feet only of Lot 44, District Lot 334, Plan 14240, which portion is used as a low rental apartment for seniors &amp; has the civic address of 3132 Rosemont Drive</p>
<p>Finnish Canadian Rest Home Association 2288 Harrison Drive Vancouver V5P 2P6</p>	<p>025-828-258-06-0000</p>	<p>Lot F, Block 24, Fraserview, Plan LMP7749</p>
<p>HFBC Housing Foundation 206-2590 Granville Street Vancouver V6H 3H1</p>	<p>027-605-113-66-0000</p>	<p>Lot 3, Block 58, District Lot 185, Plan 92</p>
<p>Parish of St. Paul Vancouver c/o Colliers Macaulay - R Fram 200 Granville St., 16<sup>th</sup> Floor Vancouver V6C 2R6</p>	<p>027-609-117-44-0000</p>	<p>Lots 4 West Half and 5, Block 37, District lot 185, Plan 92</p>
<p>Society for Christian Care of the Elderly 201 - 675 Hastings Street W Vancouver V6B 1N2</p>	<p>027-613-119-54-0000</p>	<p>Lot 2, Block 12, District Lot 185, Plan 14172</p>

Broadway Pentecostal Benevolent Association of British Columbia 2700 East Broadway Vancouver V5M 1Y8	021-650-274-27-0000	Lot D, Block 22, Section 34, North Half, Town of Hastings Suburban Lands, Narrative Plan 15011
Roman Catholic Archbishop of Vancouver 150 Robson Street Vancouver V6B 2A7	013-596-196-49-0000	Lots 19 to 25, Block 85, District Lot 196, Plan 196
Finnish Canadian Rest Home Association 2288 Harrison Drive Vancouver V5P 2P6	025-828-251-94-0000	Lots 12 to 15 and B, Block 23, Fraserview, Plans 20067 and 8574
Beulah Garden Homes Society 3350 East 5 <sup>th</sup> Avenue Vancouver V5M 1P4	021-634-300-92-0000 021-634-300-52-0000 021-634-300-04-0000	Lot A, Section 29 THSL, Plan BCP23618 Lot B, Section 29 THSL, Plan BCP23618 Lot C, Section 29 THSL, Plan BCP23618
Beulah Garden Homes Society 3350 East 5 <sup>th</sup> Avenue Vancouver V5M 1P4	021-634-300-39-0000	Lot A, Block 91, Section 29, Town of Hastings Suburban Lands, Plan 3672
The Baptist Foundation of B.C. 125 - 6165 Highway 17 Delta V4K 5B8	024-266-772-26-0000	Lot 1 Block 3 District Lot 336 Plan BCP 13061

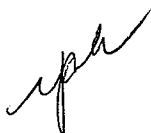
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this                      day of                      , 2009

\_\_\_\_\_  
Mayor

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

## EXPLANATION

**Area Specific Development Cost Levy By-law  
amending by-law re housekeeping matter**

A report has not preceded this by-law because the change is so minor. Section 3.1 refers to "the general area" when it should refer to "an area". This by-law corrects the language.

Director of Legal Services  
December 1, 2009



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

**A By-law to amend Area Specific Development Cost  
Levy By-law No. 9418 regarding a housekeeping matter**

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

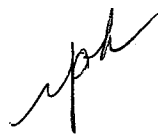
1. In the first paragraph of section 3.1 of the Area Specific Development Cost Levy By-law, Council strikes out "the general area", and substitutes "an area".
2. This By-law is to come into force and take effect on the date of its enactment.

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

\_\_\_\_\_  
Mayor

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

## EXPLANATION

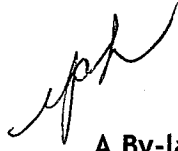


**Authorization to enter into a housing agreement  
re 2329 West 1<sup>st</sup> Avenue**

On November 3, 2009, Council approved a recommendation to approve a housing agreement for 2329 West 1<sup>st</sup> Avenue. Enactment of the attached by-law will implement that resolution, and authorize Council to enter into a housing agreement with the land owner.

Director of Legal Services  
December 1, 2009

2329 West 1<sup>st</sup> Avenue



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

**A By-law to enact a Housing Agreement  
for 2329 West 1<sup>st</sup> Avenue**

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

1. Council authorizes the City to enter into a housing agreement with the owner of certain lands described as:

Parcel Identifier: 027-951-511

Lot A, Block 202, District Lot 526, Group 1, New Westminster District, Plan BCP41281

in substantially the form and substance of the housing agreement attached to this By-law as Schedule A, and also authorizes the Director of Legal Services to execute the agreement on behalf of the City and to deliver it to the owner on such terms and conditions as the Director of Legal Services deems fit.

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

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

\_\_\_\_\_  
Mayor

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



HOUSING AGREEMENT  
2329 West 1<sup>st</sup> Avenue

THIS AGREEMENT dated for reference the \_\_\_\_ day of \_\_\_\_\_, 2009

BETWEEN:

**0721818 B.C. LTD.**  
(Incorporation No. 721818)  
1729 Acadia Road  
Vancouver, British Columbia  
V6T 1R2

(the "Owner")

OF THE FIRST PART

AND:

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

(the "City")

OF THE SECOND PART

WHEREAS:

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

City of Vancouver  
Parcel Identifier: 027-951-511  
Lot A Block 202 District Lot 526 Group 1 New Westminster District  
Plan BCP41281

(the "Lands");

B. Pursuant to development application DE411196, the Owner proposes to develop the Lands with one building containing nine (9) dwelling units. Section 3.2 DW (c)(i) of the RM-4 and RM-4N District Schedule of the Zoning and Development By-law requires six of the dwelling units to provide rental accommodation to replace demolished rental accommodation.

C. The Owner further proposes to subdivide the Lands by strata plan ("Strata Plan") thereby creating nine (9) strata lots in the building to be constructed thereon as shown on Schedule A. Each of the six (6) strata lots identified on Schedule A as a "Rental Strata Lot" is herein called "Rental Strata Lot".

D. The strata corporation established by deposit of the Strata Plan in the Vancouver Land Title Office is herein called the "Strata Corporation".

NOW THEREFORE THIS AGREEMENT WITNESSES that as a condition of development application DE411196 and as required by Section 3.2 DW (c)(i) of the RM-4 and RM-4N District Schedule of the Zoning and Development By-law and in consideration of the sum of Ten Dollars (\$10.00) now paid by the City to the Owner and for other good and valuable consideration (the receipt and sufficiency of which the Owner hereby acknowledges) the Owner and the City each covenant with the other pursuant to Section 565.2 of the *Vancouver Charter* as follows:

1. Each Rental Strata Lot shall be occupied only by tenants pursuant to an arm's length tenancy agreement.
2. Upon request, the owners of a Rental Strata Lot shall provide the City with a true copy of the current tenancy agreement and the complete identities of all tenants and occupants of the Rental Strata Lot.
3. Upon request, all adult tenants of a Rental Strata Lot shall satisfactorily identify themselves to the City, provided that the Owner shall not be liable to the City for any breach of the provisions hereof by such tenants or any of them.
4. Any Strata Corporation by-law which prohibits, restricts or limits the rental of strata lots shall not apply to any Rental Strata Lot.
5. This agreement may be enforced by mandatory and prohibitory orders of the court.
6. In any action to enforce this agreement the City may seek punitive damages.
7. In any action to enforce this agreement the City shall be entitled to court costs on a solicitor and own client basis.
8. Whenever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or body corporate or politic and vice versa where the context or the parties require.
9. This Agreement shall enure to the benefit of and be binding upon the Owner and its successors, trustees and assigns and all parties claiming through them and this Agreement shall enure to the benefit of and be binding upon the City and its successors and assigns and this Agreement shall charge and run with the Lands and all Rental Strata Lots created therefrom and enure to the benefit of and be binding upon the owners from time to time of the Lands and all Rental Strata Lots created therefrom and all parties claiming through such owners and their respective heirs, executors, administrators, trustees and successors.

IN WITNESS WHEREOF the Owner has caused its authorized signatories to sign and date this agreement as set out hereunder and the City has caused its authorized signatory to sign and date this agreement as set out hereunder.

Execution Date

Y M D

Officer:

Party:

**0721818 B.C. LTD.**

by its authorized signatories:

\_\_\_\_\_

09

\_\_\_\_\_  
Sign and Print Name:

\_\_\_\_\_  
Sign and Print Name:

**CITY OF VANCOUVER** by its  
Authorized Signatory:

\_\_\_\_\_

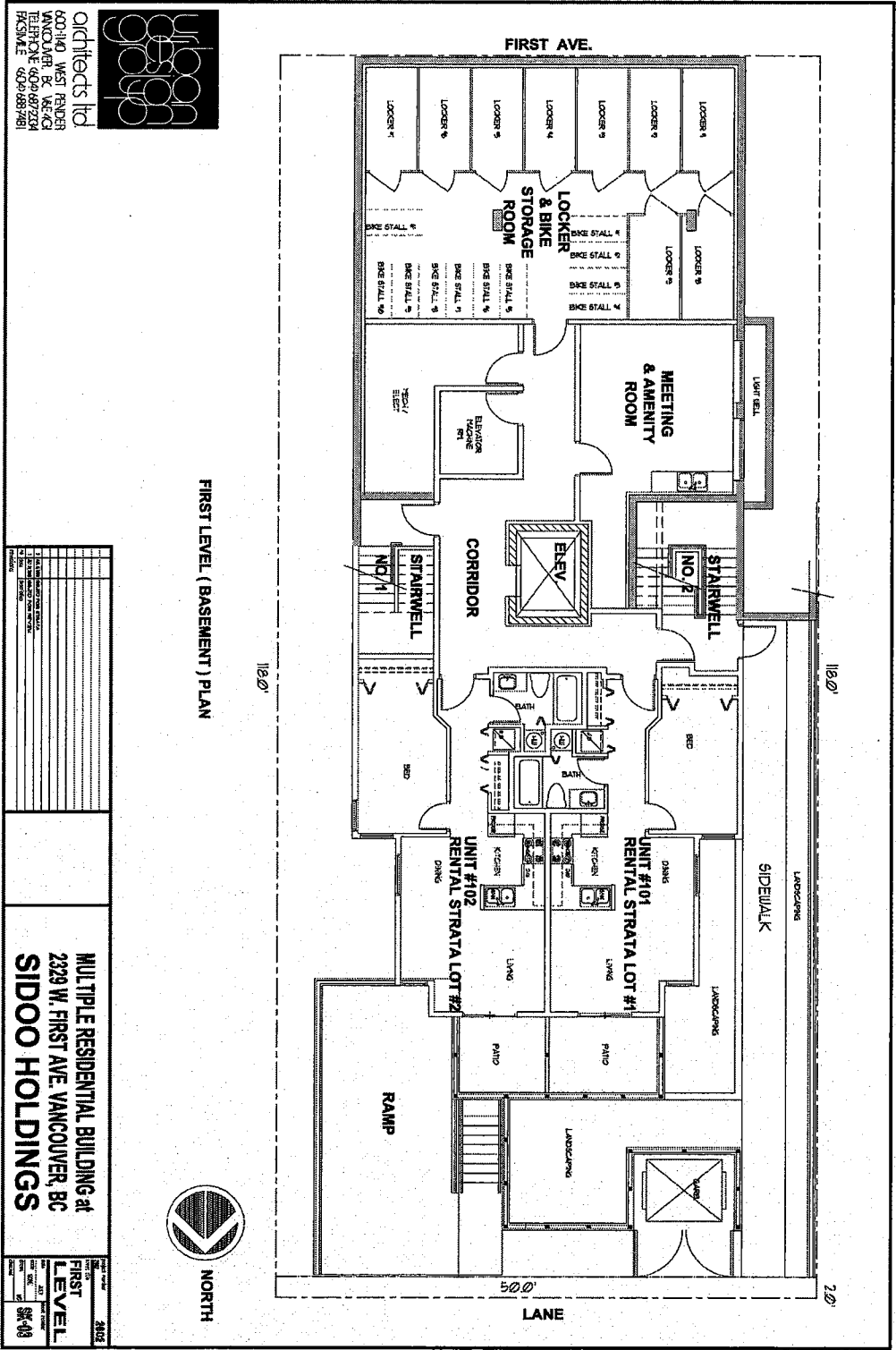
09

Joe Stubbs, Solicitor  
City of Vancouver  
453 West 12th Avenue  
Vancouver, B.C., V5Y 1V4  
604-873-7504

\_\_\_\_\_

Approved by By-law No. \_\_\_\_\_

# SCHEDULE A



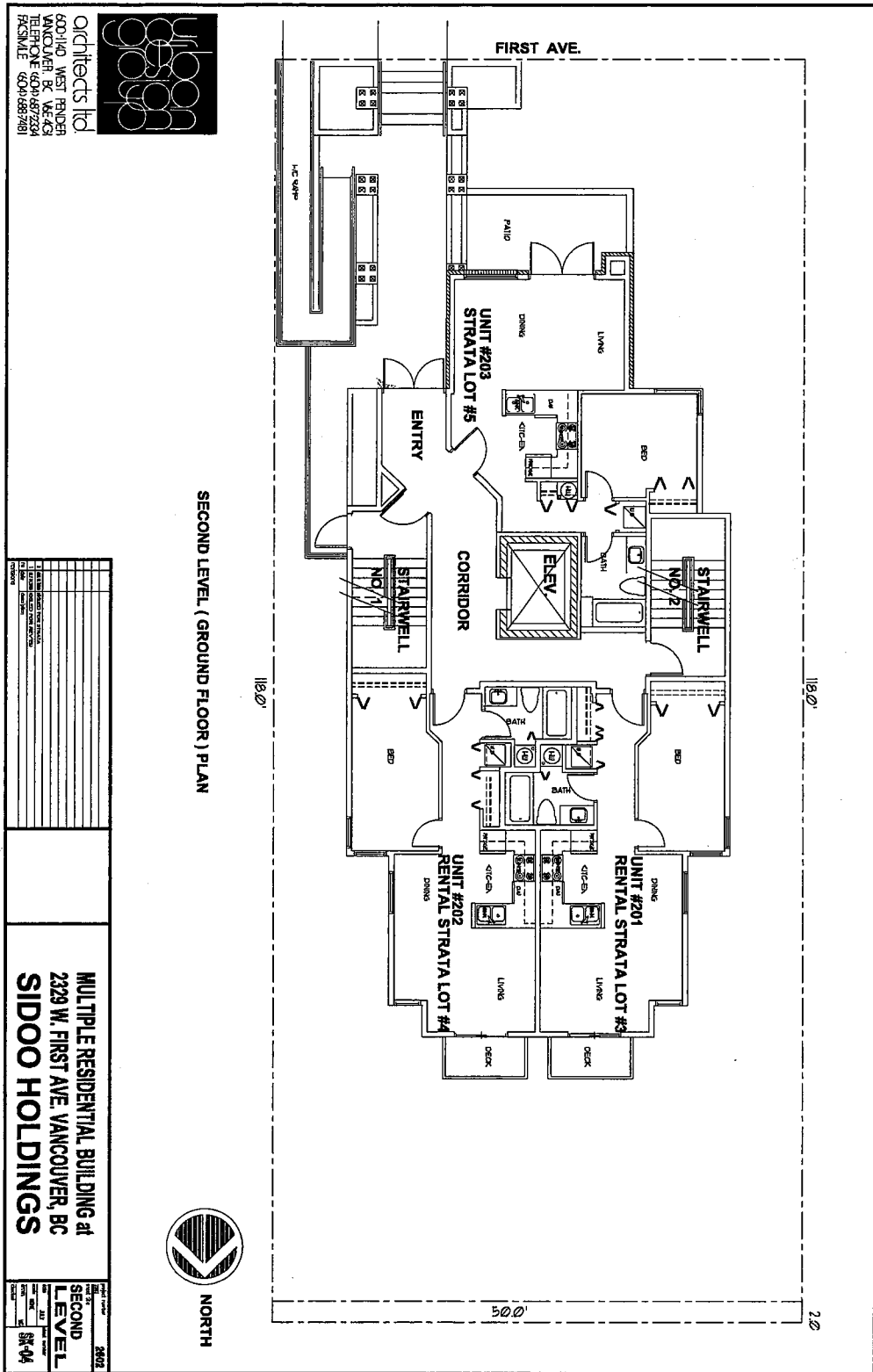
FIRST LEVEL (BASEMENT) PLAN

**architects ltd**  
 600-1140 WEST HAVEN  
 VANCOUVER, BC, CANADA  
 TEL: (604) 687-2244  
 FAX: (604) 687-9491

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2012-08-03
2	ISSUED FOR PERMIT	2012-08-03
3	ISSUED FOR PERMIT	2012-08-03
4	ISSUED FOR PERMIT	2012-08-03
5	ISSUED FOR PERMIT	2012-08-03
6	ISSUED FOR PERMIT	2012-08-03
7	ISSUED FOR PERMIT	2012-08-03
8	ISSUED FOR PERMIT	2012-08-03
9	ISSUED FOR PERMIT	2012-08-03
10	ISSUED FOR PERMIT	2012-08-03

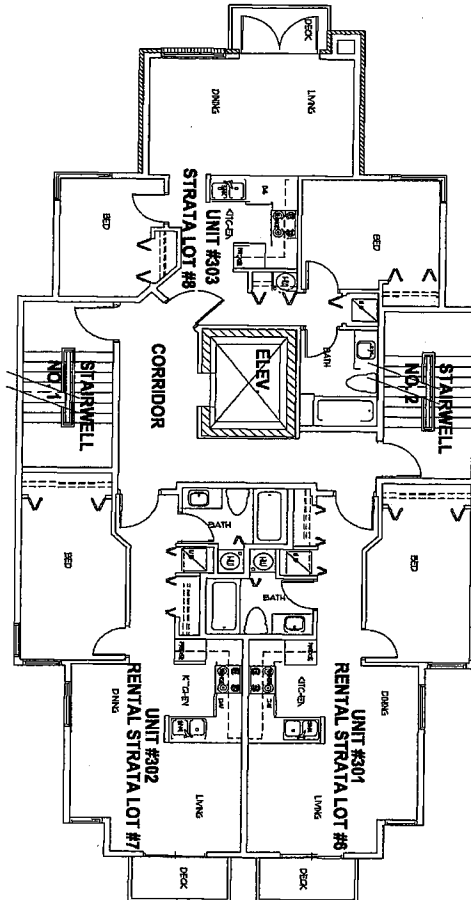
MULTIPLE RESIDENTIAL BUILDING at  
 2329 W. FIRST AVE. VANCOUVER, BC  
**SIDOO HOLDINGS**

DATE: 2012-08-03	SCALE: 1/8" = 1'-0"	PROJECT: 2329 W. FIRST AVE.
DESIGNER: [Signature]	CHECKED: [Signature]	DATE: 2012-08-03
<b>LEVEL</b>		
FIRST		
SK-03		



**URBAN**  
**architects ltd**  
 600-1140 WEST PENDER  
 VANCOUVER, BC, V6C 2K4  
 TELEPHONE: 604-687-2334  
 FACSIMILE: 604-688-2381

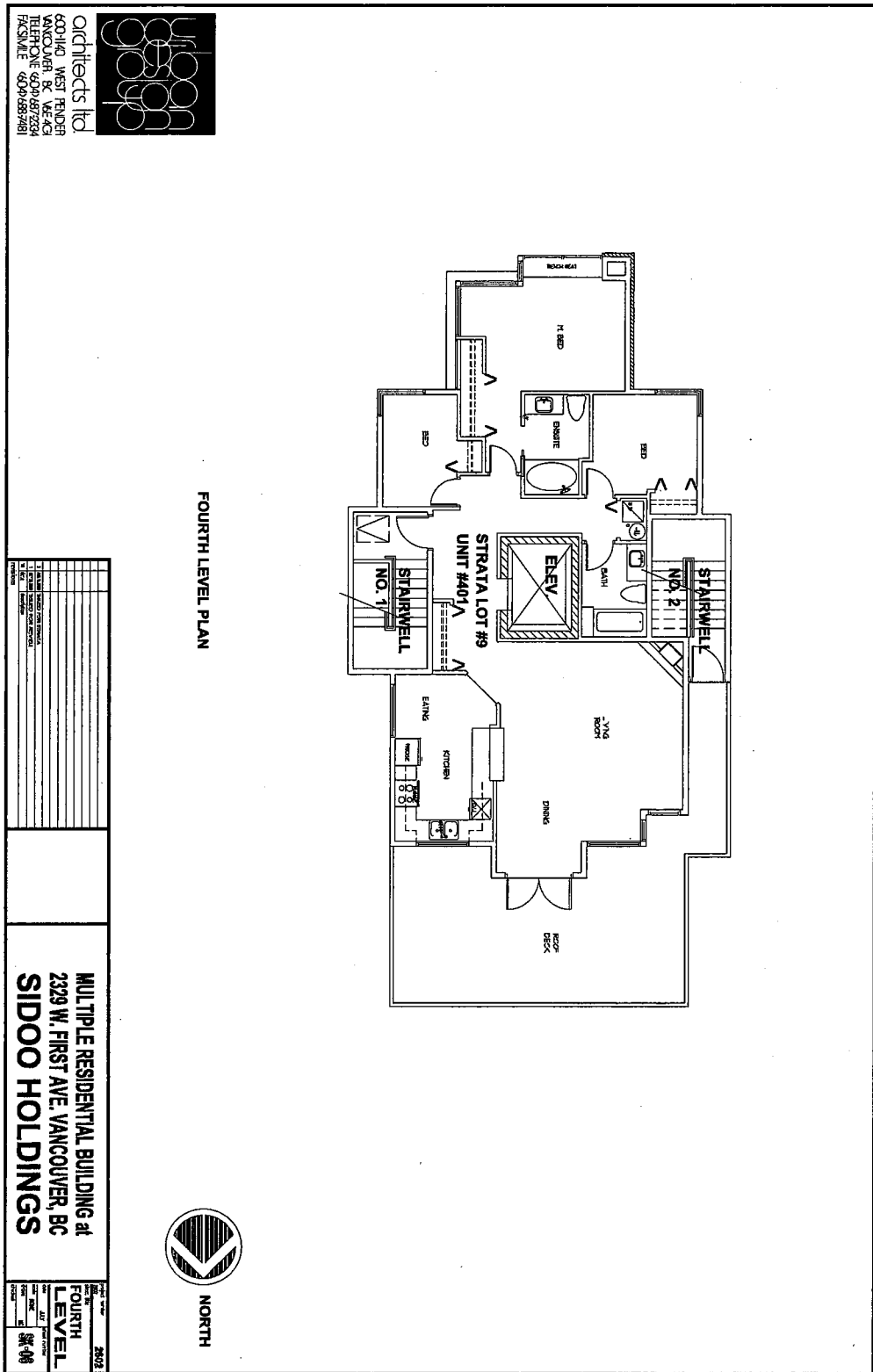
THIRD LEVEL PLAN



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2002
2	ISSUED FOR PERMIT	2002
3	ISSUED FOR PERMIT	2002
4	ISSUED FOR PERMIT	2002
5	ISSUED FOR PERMIT	2002
6	ISSUED FOR PERMIT	2002
7	ISSUED FOR PERMIT	2002
8	ISSUED FOR PERMIT	2002
9	ISSUED FOR PERMIT	2002
10	ISSUED FOR PERMIT	2002
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12	ISSUED FOR PERMIT	2002
13	ISSUED FOR PERMIT	2002
14	ISSUED FOR PERMIT	2002
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16	ISSUED FOR PERMIT	2002
17	ISSUED FOR PERMIT	2002
18	ISSUED FOR PERMIT	2002
19	ISSUED FOR PERMIT	2002
20	ISSUED FOR PERMIT	2002

MULTIPLE RESIDENTIAL BUILDING at  
 2329 W. FIRST AVE. VANCOUVER, BC  
**SIDOO HOLDINGS**

2002  
 THIRD  
 LEVEL  
 SHEET  
 3049

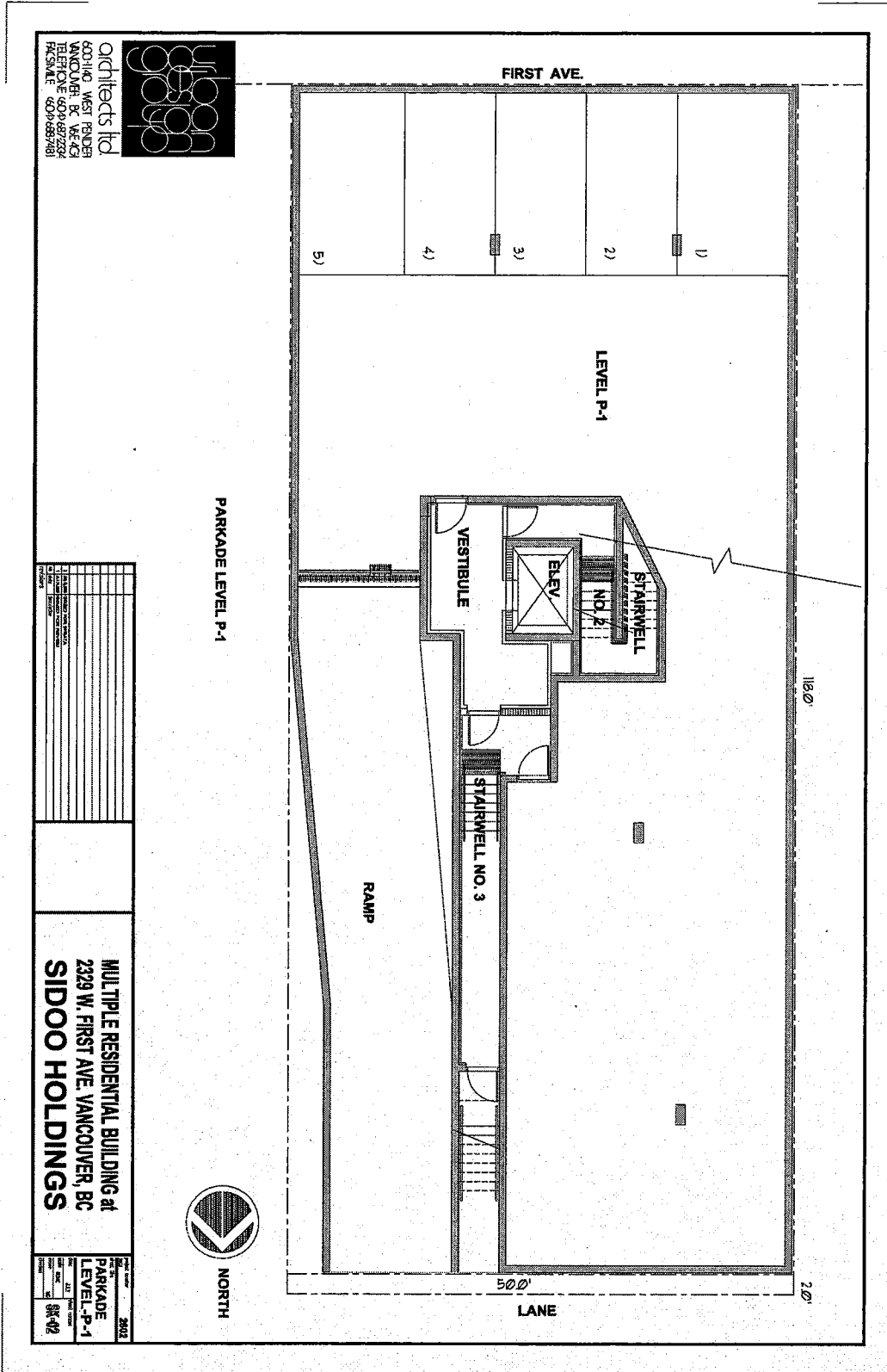


**o architects ltd**  
 60140 WEST RIVER  
 VANCOUVER, BC V6E 2C3  
 TEL: 604-681-2251  
 FAX: 604-681-1881

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2003.08.08
2	ISSUED FOR CONSTRUCTION	2003.08.08
3	ISSUED FOR CONSTRUCTION	2003.08.08
4	ISSUED FOR CONSTRUCTION	2003.08.08
5	ISSUED FOR CONSTRUCTION	2003.08.08
6	ISSUED FOR CONSTRUCTION	2003.08.08
7	ISSUED FOR CONSTRUCTION	2003.08.08
8	ISSUED FOR CONSTRUCTION	2003.08.08
9	ISSUED FOR CONSTRUCTION	2003.08.08
10	ISSUED FOR CONSTRUCTION	2003.08.08

**MULTIPLE RESIDENTIAL BUILDING at**  
**2329 W. FIRST AVE. VANCOUVER, BC**  
**SIDOO HOLDINGS**

DATE: 2003.08.08	SCALE: AS SHOWN
PROJECT: FOURTH LEVEL	CLIENT: SIDOO HOLDINGS
DESIGNER: [Signature]	CHECKED: [Signature]
DRAWN: [Signature]	DATE: 2003.08.08

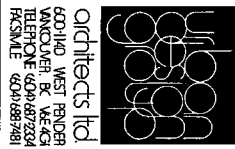




RESIDENTIAL UNIT PARKING STALL & LOCKER NUMBERS

STRATA LOT	RENTAL	UNIT NO. & AREAS	PARKING STALL NO.	LOCKER NO	BICYCLE STALL NO.
NO.1	RENTAL	#101 - 49.6ms	NO.06	NO.02	NO.05
NO.2	RENTAL	#102 - 50.5ms	NO.07	NO.03	NO.06
NO.3	RENTAL	#201 - 49.6ms	NO.08	NO.04	NO.07
NO.4	RENTAL	#202 - 50.5ms	NO.09	NO.05	NO.08
NO.5	RENTAL	#203 - 52.6ms	NO.03	NO.01	NO.02
NO.6	RENTAL	#301 - 49.6ms	NO.01	NO.06	NO.09
NO.7	RENTAL	#302 - 50.5ms	NO.02	NO.07	NO.10
NO.8		#303 - 61.6ms	NO.04	NO.08	NO.03
NO.9		#401 - 128.0ms	NO.05	NO.09	NO.04

BICYCLE STALL NOS. 1 & 11 TO BE SPARE FOR VISITORS




MULTIPLE RESIDENTIAL BUILDING at  
2329 W. FIRST AVE. VANCOUVER, BC  
**SIDOO HOLDINGS**
