

**EXPLANATION****Water Works By-law  
regarding 2010 fee increases**

Enactment of the attached by-law will implement Council's resolution of December 1, 2009 respecting new water rates and fees to be effective from January 1, 2010. Council should note that this by-law includes reference to laneway housing which was inadvertently omitted from the appendix attached to the Council report.

Director of Legal Services  
December 15, 2009

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

**A By-law to amend Water Works By-law No. 4848  
regarding 2010 fee increases**

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

1. From section 3A(b) of the Water Works By-law, Council strikes out “ductible”, and substitutes “ductile”.
2. Council repeals Schedules A to I inclusive of the Water Works By-law, and substitutes:

**“SCHEDULE A: Flat Rate Connection Fees**

<i>Service Pipe Size</i>	<i>Single-Family and Two-Family Dwelling with or without a Laneway Houses</i>
20 mm (3/4")	\$3,512.00
25 mm (1")	3,654.00
40 mm (1 1/2")	4,213.00
50 mm (2")	5,045.00

<i>Service Pipe Size</i>	<i>Other Connections</i>
20 mm (3/4")	\$7,482.00
25 mm (1")	7,784.00
40 mm (1 1/2")	8,982.00
50 mm (2")	8,982.00
100 mm (4")	12,986.00
150 mm (6")	16,062.00
200 mm (8")	17,540.00
300 mm (12")	24,683.00

**SCHEDULE A.1: Removal Fees**

*Service Pipe Size*

20 mm (3/4") to 50 mm (2") inclusive	\$ 940.00
100 mm (4") to 300 mm (12") inclusive	2,819.00

**SCHEDULE B: Annual Flat Rate Service Charges for Residential Properties**

The following charges apply to single family dwellings and dwellings comprising not more than two separate dwelling units:

Single Dwelling Unit	\$417.00
Single-Family with suite or laneway house	564.00
Single-Family with suite and laneway house	712.00
For each strata title duplex	282.00

**SCHEDULE C: Annual Flat Rate Service Charges for Unmetered Fire Service Pipes**

*Fire Service Pipe Size*

50 mm (2") or smaller	\$187.00
75 mm (3")	280.00
100 mm (4")	387.00
150 mm (6")	446.00
200 mm (8")	522.00
250 mm (10")	554.00
300 mm (12")	595.00

**SCHEDULE D: Charges for Metered Water Service**

<i>Two Monthly Period</i>	<i>Four Monthly Period</i>	<i>Rate In Dollars per Unit (2,831.6 Litres)</i>
Per unit	Per unit	\$2.010

**SCHEDULE E: Meter Service Charges**

The following schedule shows the meter charge based on the size and type of meter, payable on each service, in addition to water consumption charges:

*Per Three Monthly Period*

*Services with Standard Type Meters*

17 mm (1/2") and 20 mm (3/4")	\$ 26.00
25 mm (1")	31.00
40 mm (1 1/2")	44.00
50 mm (2")	60.00
75 mm (3")	136.00
100 mm (4")	165.00

150 mm (6")	214.00
200 mm (8")	332.00
250 mm (10")	407.00
300 mm (12")	484.00

*Services with Low Head Loss Meters/Detector Check Valves*

100 mm (4")	\$190.00
150 mm (6")	279.00
200 mm (8")	374.00
250 mm (10")	466.00
300 mm (12")	557.00

**SCHEDULE F: Charges for Temporary Water Service During Construction**

	<i>Building Size in Square Meters of Gross Floor Area</i>	<i>Rate in Dollars of Gross Floor Area Per Building</i>
Up to and including	500	\$184.00
Over 500 but not exceeding	2,000	360.00
Over 2,000 but not exceeding	9,000	541.00
Over 9,000 but not exceeding	24,000	909.00
Over 24,000 but not exceeding	45,000	1,361.00
Over 45,000		1,805.00

**SCHEDULE G: Fees for Installation of Water Meters**

<i>Size of Standard Meter</i>	<i>Meter on City Property</i>	<i>Meter on Private Property</i>
20 mm (3/4")	\$ 2,638.00	\$333.00
25 mm (1")	2,714.00	353.00
40 mm (1 1/2")	2,805.00	353.00
50 mm (2")	2,805.00	501.00
75 mm (3")	9,992.00	773.00
100 mm (4")	9,992.00	773.00
150 mm (6")	34,485.00	865.00
200 mm (8")	34,485.00	1,002.00
250 mm (10")	41,370.00	1,304.00
300 mm (12")	41,370.00	1,304.00

## **SCHEDULE H: Miscellaneous Fees for Water Users**

Cross Connection Control Administration Fees	
First Assembly	\$25.00
Additional Assembly	12.50
Charges when service pipes are shut off for more than 90 days for 15mm, 20mm or equivalent unmetered services, for each month or part thereof	2.00
Extra charge for inaccessible meter reading (per month)	45.00
Annual flat rate for air conditioning units drawing more than 28.4 litres per minute (fee per year)	300.00
Special Meter Reading (per occurrence)	75.00
Customer Requested Meter Test (deposit)	110.00

## **SCHEDULE I: Miscellaneous Charges**

Charges for Returned Cheques	\$35.00
Residual Water Pressure Estimate Fee	
Original calculation	35.00
Additional copies for same location	10.00
Miscellaneous water information requests (per hour)	40.00
City Crew Call Out fee (normal working hours) (per occurrence)	50.00
City Crew Call Out fee (outside normal working hours) (per occurrence)	200.00
Frozen pipe thawing request	
Deposit	90.00
Fee to thaw frozen pipe	at cost
Water Service Shut Off or Turn On request (per occurrence)	50.00"

3. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
4. This By-law is to come into force and take effect on January 1, 2010.

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

\_\_\_\_\_  
Mayor

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

**EXPLANATION**

**Solid Waste By-law amending by-law  
re 2010 fee increases**

The attached by-law will implement Council's resolution of December 1, 2009 to amend the Solid Waste By-law regarding 2010 fee increases.

Director of Legal Services  
December 15, 2009

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

**A By-law to amend Solid Waste By-law No. 8417  
regarding 2010 fee increases**

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

1. This By-law amends the indicated provisions and schedules of the Solid Waste By-law.
2. In Schedule A, Council strikes out from:
  - (a) the table in section 1, "\$71" and "\$56", wherever they appear, and substitutes "\$82" and "\$59" respectively; and
  - (b) section 5, "\$15", and substitutes "\$10".
3. In Section I.B. of Schedule B, Council strikes out "\$85", "\$101", "\$122", "\$143", and "\$185", and substitutes "\$89", "\$105", "\$128", "\$150", and "\$194" respectively.
4. In Section II.B. of Schedule B, Council strikes out "\$59", "\$59", and "\$35", and substitutes "\$61", "\$61", and "\$37" respectively.
5. In Section IV.A. of Schedule B, Council strikes out "\$19" and "\$11", and substitutes "\$29" and "\$21" respectively.
6. From Section IV.C. of Schedule B to the By-law, Council strikes out "\$56", and substitutes "\$58".
7. From Section V.A. of Schedule B, Council strikes out "\$45", "\$52", "\$58", and "\$72", and substitutes "\$46", "\$54", "\$61", and "\$75" respectively.



8. 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.

9. 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****Sewer and Watercourse By-law  
regarding 2010 fees**

Enactment of the attached by-law will implement Council's resolution of December 1, 2009 respecting new sewer and watercourse rates and fees to be effective from January 1, 2010. Council should note that this by-law includes reference to laneway housing which was inadvertently omitted from the appendix attached to the Council report.

Director of Legal Services  
December 15, 2009

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

A By-law to amend  
Sewer and Watercourse By-law No. 8093  
regarding 2010 fee increases

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

1. Council repeals Parts I, III, IV, and V of Schedule A to the Sewer and Watercourse By-law, and substitutes:

"PART I

SEWER CONNECTION RATES

Every applicant for a public sewer connection must, at the time of application, pay to the City the following rates:

1.	Public sewer connection, for One-Family or Two-Family Dwellings with or without a Laneway House:	\$ 7,598.00
2.	Public sewer connection, other than One-Family or Two-Family Dwellings with or without a Laneway House:	
	a) 4 inch/100 mm diameter	\$ 10,568.00
	b) 6 inch/150 mm diameter	\$ 12,756.00
	c) 8 inch/200 mm diameter	\$ 14,430.00
	d) 10 inch/250 mm diameter	\$16,647.00
	e) 12 inch/300 mm diameter	\$18,916.00
	f) 15 inch/375 mm diameter	\$21,153.00
	g) greater than 15 inch/375 mm diameter pursuant to Sentence 2.7(2)	\$21,153.00
	h) manhole installation in conjunction with a public sewer connection pursuant to Sentence 2.7(3)	At cost, pursuant to Sentence 2.7(3)
3.	Where a public sewer connection will be placed more than 5 feet below the ground elevation, taken to the nearest foot and measured at the centre line of the street or lane as determined by the City Engineer, the fees payable shall be an amount equivalent to an increase of 10%, for each additional foot below 5 feet, of the fee otherwise payable by section 1 or 2 above.	

4.		New fitting on a twin sewer pursuant to Sentence 2.7(4)	\$ 3,943.00
5.		New fitting on a single sewer pursuant to Sentence 2.7(4)	\$ 1,738.00
6.		Inspection of a plumbing system, subsoil drainage pipes and a building sewer	\$ 248.00

**PART III**

**FLAT RATES  
FOR UNMETERED PROPERTY**

Single Family Dwelling	\$227.00
Single Family Dwelling with Suite	\$307.00
Single Family Dwelling with Laneway House	\$307.00
Single Family Dwelling with Suite and Laneway House	\$387.00
Strata Duplex (per dwelling unit)	\$154.00
2 Services, 1 Lot	\$454.00
3 Services, 1 Lot	\$681.00
4 Services, 1 Lot	\$908.00
Parking Lot/Garden	\$ 129.00

**PART IV**

**FLAT RATES FOR OTHER PROPERTY  
OR SHUT OFF WATER SERVICE**

Other Property	\$129.00
Turned Off, 1 Service	\$129.00
Turned Off, 2 Services	\$129.00
Turned Off, 3 Services	\$129.00

**PART V**

**UNIT-BASED RATES FOR METERED PROPERTY**

Metered Property Rate	\$1.460
Waste Discharge Permit User Rate	\$0.42720

2. Council repeals Part II of Schedule B to the Sewer and Watercourse By-law, and substitutes:

**"PART II**

**BOD/TSS/FLOW RATES**

**A. Usage-Based Rate:**

BOD Load Rate (per kilogram of BOD Load)	\$0.047
TSS Load Rate (per kilogram of TSS Load)	\$0.481
Flow Rate (per cubic metre of Flow)	\$0.055

**B. GVS&DD Sewage Facility - Capacity Utilization Rate:**

BOD Load Capacity Utilization Rate (per Average BOD Load/Operating Day/ per year)	\$ 43.91
TSS Load Capacity Utilization Rate (per Average TSS Load/Operating Day/ per year)	\$46.39
Flow Load Capacity Utilization Rate (per Average Flow/Operating Day/ per year)	\$19.78

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

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

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

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Mayor

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City Clerk

## EXPLANATION

**A By-law to amend the Energy Utility System By-law  
re miscellaneous amendments and 2010 fee increases**

On December 1, 2009, Council resolved to amend the Energy Utility System By-law to establish 2010 customer rates and to make miscellaneous amendments. Enactment of the attached by-law will implement Council's resolution.

Director of Legal Services  
December 15, 2009



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

**A By-law to amend Energy Utility System By-law No. 9552  
regarding miscellaneous amendments and 2010 rate increases**

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

1. This By-law amends the indicated provisions and schedules of the Energy Utility System By-law.
2. Council repeals section 7.6(b), and substitutes:  
  
“(b) the date of issuance of any occupancy permit for occupancy of the building.”
3. Council repeals section 8.2, and substitutes:  
  
“8.2 From and after the earlier of the date the owner requires service, as indicated in the application referred to in section 7.6(a), and the date of issuance of any occupancy permit for occupancy of the building, the owner must pay the city the levy set out in part 2 of Schedule C.”
4. Council re-numbers sections 8.6 to 8.10 as sections 8.7 to 8.11 respectively.
5. After section 8.5, council adds:  
  
“Amount added for late payment  
  
8.6 Council hereby imposes a penalty or loss of discount of an amount equal to 5% of any levy or charge that remains unpaid after the date it is due under this By-law.”
6. Council:
  - (a) repeals Schedule C, and substitutes for it Schedule C attached to this By-law, which new Schedule C is to form part of the Energy Utility System By-law; and
  - (b) approves the fees set out in the new Schedule C.



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

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

ENACTED by Council this                      day of                      , 2009

\_\_\_\_\_  
Mayor

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

## SCHEDULE C

### LEVIES AND CHARGES

#### PART 1 - Excess demand fee

Excess demand fee for each 1 W per m <sup>2</sup> of the aggregate of the estimated peak heat energy demand referred to in section 5.3(b) (i), (ii), and (iii) that exceeds 65 W per m <sup>2</sup>	\$1.50
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#### PART 2 - Levy

Monthly levy	\$0.44 per m <sup>2</sup>
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#### PART 3 - Charge

Monthly charge	\$37.00 per MW per hour
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#### PART 4 - Credit

Credit for heat energy returned to energy transfer station	\$37.00 per each MW per hour multiplied by 50%
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#### PART 5 - Billing frequency particulars

Each of the levy and charge is billable monthly.

**EXPLANATION****Street and Traffic By-law amending by-law  
re truck routes**

On December 3, 2009, Council resolved to amend the Street and Traffic By-law to define Granville Bridge and accessory routes as truck routes, and to prohibit vehicles more than 27,000 kg from using Granville Bridge. Enactment of the attached by-law will implement Council's resolution.

Director of Legal Services  
December 15, 2009



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

**A By-law to amend  
Street and Traffic By-law No. 2849 regarding truck routes**

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

1. This By-law adds the indicated provisions to, and amends a schedule of, the Street and Traffic By-law.
2. From section 90B, Council repeals "Areas Outside Downtown", and substitutes "Areas Outside the Area Described in Section 90A".
3. After section 90B, Council adds:  
  
"90C. A person must not drive a vehicle or combination of vehicles, having a gross vehicle weight in excess of 27,000 kilograms, over the Granville Street Bridge."
4. Council repeals Schedule B, and substitutes for it the schedule attached to this By-law and marked as "Schedule B".
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.
6. This By-law is to come into force and take effect on the date of its enactment.

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

\_\_\_\_\_  
Mayor

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

## SCHEDULE B

All streets in and bordering on any industrial district under the Zoning and Development By-law.

1. Abbott Street: from Expo Boulevard to Pacific Boulevard.
2. Alma Street - Dunbar Diversion - Dunbar Street: from 4th Avenue to South-West Marine Drive.
3. Anderson Street (Granville Island).
4. Arbutus Street - West Boulevard: from Broadway to 41st Avenue.
5. Argyle Drive - Argyle Street: from Victoria Drive to South East Marine Drive.
6. Barnard Street: from South-West Marine Drive to 75th Avenue.
7. Blanca Street: from 4th Avenue to 10th Avenue.
8. Boundary Road: from Hastings Street to Marine Way.
9. Broadway - Lougheed Highway: from Alma Street to Boundary Road.
10. Burrard Street - Burrard Bridge: from Waterfront Road Access Ramp to Broadway.
11. Cambie Street: from Nelson Street to Pacific Boulevard.
12. Cambie Street - Cambie Bridge: from Pacific Boulevard to South-West Marine Drive.
13. Cartwright Street (Granville Island).
14. Clark Drive - Knight Street: from Stewart Street (Vancouver Port Corporation) to Knight Street Bridge.
15. Commercial Drive - Victoria Drive: from Broadway to Argyle Drive.
16. Cordova Street - Cordova Diversion: from Main Street to Powell Street.
17. Davie Street: from Denman Street to Burrard Street.
18. Denman Street: from Georgia Street to Davie Street.
19. Dundas Street - Powell Street: from Main Street to Nanaimo Street.
20. Dunlevy Avenue: from Hastings Street to Alexander Street.

21. Dunsmuir Street - Dunsmuir Viaduct: Burrard Street to Gore Avenue.
22. Duranleau Street (Granville Island).
23. Expo Boulevard: Pacific Boulevard to Quebec Street.
24. Fraser Street: from Broadway to South-East Marine Drive.
25. Georgia Street - Georgia Viaduct: from Burrard Street to Gore Avenue.
26. Georgia Street: from Denman Street to Burrard Street.
27. Gore Avenue: from Hastings Street to Alexander Street.
28. Gore Avenue: from Union Street to Prior Street.
29. Grandview Highway - Grandview Highway South: from Nanaimo Street to Boundary Road.
30. Granville Street - Granville Bridge: from north Granville Loops to South-West Marine Drive.
31. Hastings Street: from Main Street to Boundary Road.
32. Heatley Avenue: Waterfront Road (Vancouver Port Corporation) to Hastings Street.
33. Howe Street: from Dunsmuir Street to Howe Street on-ramp.
34. Jackson Avenue: from Hastings Street to Alexander Street.
35. Johnston Street (Granville Island).
36. Joyce Street - 29th Avenue: from 41st Avenue to Boundary Road.
37. King Edward Avenue: from Macdonald Street to Quesnel Drive.
38. Kingsway: from Main Street to Boundary Road.
39. Macdonald Street - from Broadway to King Edward Avenue.
40. McGill Street: from Nanaimo Street to Highway 1.

41. Main Street: from Waterfront Road (Vancouver Port Corporation) to South-East Marine Drive.
42. Nanaimo Street: from McGill Street to Kingsway.
43. Oak Street: from Broadway to South-West Marine Drive.
44. Pacific Boulevard - Pacific Street: from Burrard Street to Quebec Street.
45. Princess Avenue: from Hastings Street to Alexander Street.
46. Prior Street - Venables Street: from Main Street to Clark Drive.
47. Quebec Street: from 2nd Avenue to Keefer Street.
48. Quesnel Drive - MacKenzie Street: from King Edward Avenue to 41st Avenue.
49. Renfrew Street: from McGill Street to Grandview Highway.
50. Rupert Street: from First Avenue to Kingsway.
51. Seymour Street: Seymour Street off-ramp to Dunsmuir Street
52. South-West Marine Drive - 70th Avenue: from Camosun Street to South-West Marine Drive (East of Heather Street).
53. South-West Marine Drive - South-East Marine Drive - Marine Way: from Granville Street to Boundary Road.
54. Terminal Avenue: Quebec Street to Clark Drive.
55. Union Street: from Gore Avenue to Quebec Street.
56. Vancouver Port Corporation Roads: Commissioner Street - Stewart Street - Waterfront Road.
57. Victoria Drive: Powell Street to Hastings Street.
58. Waterfront Road Access Ramp: from Burrard Street to Waterfront Road.
59. 1st Avenue: from Rupert Street to Boundary Road.
60. 4th Avenue - 4th Avenue Diversion - 4th Avenue: from Drummond Drive to Burrard Street.

61. 4th Avenue - 6th Avenue - 2nd Avenue - Great Northern Way - 6th Avenue: from Burrard Street to Clarke Drive.
62. 10th Avenue: from Blanca Street to Alma Street.
63. 41st Avenue: from South-West Marine Drive to Joyce Street



## EXPLANATION

**BORROWING - \$60,000,000**

Section 263 of the *Vancouver Charter* authorizes Council, without the assent of the electors, to borrow from time to time by way of promissory notes or overdraft such sums as the Council deems necessary to meet the lawful expenditures of the City pending collection of real property taxes.

The authority permits the Director of Finance to borrow on a day-to-day basis and is used only for short periods of time if the need arises.

Enactment of the attached by-law to take effect January 8, 2010, will authorize the Director of Finance to borrow a sum of money by overdraft of which the total outstanding at any one time must not, during the period from January 8, 2010 to January 7, 2011 exceed \$60,000,000.

Director of Legal Services  
December 15, 2009



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

**A By-law to authorize the borrowing  
of certain sums of money from  
January 8, 2010 to January 7, 2011  
pending the collection of real property taxes**

**PREAMBLE**

In exercise of the power provided by Section 263 of the *Vancouver Charter*, Council deems it necessary to authorize the Director of Finance to borrow from time to time on behalf of the City of Vancouver, by way of overdraft, a sum or sums of money of which the total outstanding must not on any one day during the period from January 8, 2010 up to and including January 7, 2011 exceed \$60,000,000 to meet the lawful expenditures of the City pending the collection of real property taxes and to provide for the repayment of the monies so borrowed as hereinafter set forth.

By Section 263 of the *Vancouver Charter*, Council may provide by by-law for the hypothecation, subject to any prior charge thereon, to the lender of any amounts receivable from other governments and the whole or any part of the real property taxes then remaining unpaid, together with the whole or part of the real property taxes levied or to be levied for the year in which the by-law is passed, provided that if the by-law is passed before the passing of the rating by-law, the amount of the current taxes that may be hypothecated must be not more than 75% of the real property taxes levied in the next preceding year.

NOW THEREFORE the Council of the City of Vancouver, in public meeting, enacts as follows:

1. In this By-law, the words "real property taxes for general purposes" means that portion of the real property taxes levied or to be levied pursuant to an annual general rating by-law to meet expenses of the City other than the payment of interest on outstanding debentures, payments of principal on serial debentures and payments to sinking funds in respect of debenture debt.

2. The Director of Finance is hereby authorized to borrow on behalf of the City of Vancouver from any lender by way of overdraft a sum or sums of money of which the total outstanding must not on any one day during the period from January 8, 2010 to and including January 7, 2011 exceed \$60,000,000 in such amounts and at such time or times (subject as herein provided) as the same may be required, bearing interest at such rate or rates as agreed to by the Director of Finance and the lender or lenders at the time of such borrowing, and to cause the sum or sums to be paid into the hands of the City Treasurer of the City of Vancouver for the purpose of meeting the lawful expenditures of the City of Vancouver pending the receipt of monies from other governments and the collection of real property taxes by the City of Vancouver, upon the following conditions:

- (a) the monies so borrowed as herein provided, together with interest thereon, will be a liability payable out of the revenues of the City of Vancouver and must be payable and repaid to the lenders on or before January 7, 2011;
- (b) the City of Vancouver hereby hypothecates as security for the repaying of
  - (i) the monies so borrowed up to and including December 31, 2010, the real property taxes for general purposes remaining unpaid as of January 8, 2010 together with the real property taxes for general purposes to be levied in the year 2010 in an amount equal to not more than \$362,227,000.00 which amount is equal to 75% of the real property taxes for general purposes levied in 2009, and
  - (ii) the monies so borrowed subsequent to December 31, 2010, the real property taxes for general purposes then remaining unpaid and any amounts receivable by the City of Vancouver from other governments as of December 31, 2010;

and the said taxes will be a security for the monies so borrowed under this by-law, and such taxes and monies receivable from other governments must be applied, inter alia, in the repayment of such monies so borrowed by way of overdraft and the interest thereon, provided always that the granting of such security will in no way limit or affect the general liability of the City of Vancouver.

- 3. Council repeals By-law No. 9786.
- 4. This By-law is to come into force and take effect on January 8, 2010.

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

\_\_\_\_\_  
Mayor

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

**EXPLANATION****A By-law to amend  
Zoning and Development By-law No. 3575  
re 2960 - 2990 Nanaimo Street**

After the public hearing on March 24, 2009, Council resolved to rezone 2960 - 2990 Nanaimo Street as a CD-1 zone. The Director of Planning has advised that all prior-to conditions have been met, and enactment of the attached by-law will implement Council's resolution.

Director of Legal Services  
December 15, 2009



2960 - 2990 Nanaimo Street

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

**A By-law to amend  
Zoning and Development By-law No. 3575  
to rezone an area to CD-1**

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

**Zoning District Plan Amendment**

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-609(b) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

**Uses**

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (479).

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (479) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses, limited to:
  - (i) Seniors Supportive or Assisted Housing, and
  - (ii) Dwelling Unit in conjunction with any use listed in this section 2.2;
- (b) Cultural and Recreational Uses, limited to Artist Studio, Billiard Hall, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, and Personal Training Centre;
- (c) Institutional Uses, limited to Child Day Care Facility, Church, School - Elementary or Secondary, and Social Service Centre;
- (d) Office Uses, limited to General Office, Financial Institution, Health Care Office, and Health Enhancement Centre;
- (e) Retail Uses limited to Grocery or Drug Store, Liquor Store, Retail Store, Pawnshop, Secondhand Store, and Small-scale Pharmacy;

- (f) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Drycleaning Establishment, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class B, Restaurant - Class 1, School - Arts or Self-Improvement, and School - Business;
- (g) Utility and Communication Uses, limited to Public Utility and Radiocommunication Station; and
- (h) Accessory Uses customarily ancillary to any of the uses permitted by this section 2.2.

### Density

3.1 Computation of floor space ratio must assume that the site consists of 2 740 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

3.2 The floor space ratio for all uses must not exceed 1.45.

3.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.

3.4 Computation of floor space ratio must exclude:

- (a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed 8% of the residential floor area being provided;
- (b) patios and roof gardens if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
- (d) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
- (e) amenity areas, including day care facilities, recreational facilities, and meeting rooms, except that the total area excluded must not exceed 1 000 m<sup>2</sup>;

- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- (g) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause does not apply to walls in existence prior to March 14, 2000; and
- (h) with respect to exterior:
  - (i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
  - (ii) walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15),

the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009. A registered professional must verify that any wall referred to in this section meets the standards set out therein.

3.5 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board enclosed residential balconies if the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council, and approves the design of any balcony enclosure, except that:

- (a) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided; and
- (b) enclosure of the excluded balcony floor area must not exceed 50%.

3.6 The use of floor space excluded under section 3.4 or 3.5 must not include any purpose other than that which justified the exclusion.

#### **Building height**

4. The building height must not exceed 13.7 m.

## Horizontal angle of daylight

5.1 Each habitable room must have at least one window on an exterior wall of a building.

5.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

5.3 Measurement of the plane or planes referred to in section 5.2 must be horizontally from the centre of the bottom of each window.

5.4 If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m;

the Director of Planning or Development Permit Board may reduce the horizontal angle of daylight requirement.

5.5 An obstruction referred to in section 5.2 means:

- (a) the theoretically equivalent buildings located on any adjoining sites in any R district in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the site;
- (b) accessory buildings located on the same site as the principal building;
- (c) any part of the same building including permitted projections; or
- (d) the largest building permitted under the zoning on any site adjoining CD-1 (479).

5.6 A habitable room referred to in section 5.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
  - (i) less than 10% of the total floor area of the dwelling unit, or
  - (ii) less than 9.29 m<sup>2</sup>.



## Parking, loading, and bicycle spaces

6. Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law, except that:

- (a) for seniors supportive or assisted housing and dwelling units in conjunction with any use listed in section 2.2, there must be:
  - (i) at least one parking space for each 180 m<sup>2</sup> of gross floor area, and
  - (ii) no more than one parking space for each housing or dwelling unit;
- (b) for non-residential uses, there must be at least:
  - (i) one Class A loading space for the first 100 m<sup>2</sup> to 465 m<sup>2</sup> of gross floor area,
  - (ii) one additional Class A loading space for 466 m<sup>2</sup> to 930 m<sup>2</sup> of gross floor area,
  - (iii) one additional Class A loading space for any portion of each 1 858 m<sup>2</sup> of gross floor area over 930 m<sup>2</sup>,
  - (iv) one Class B loading space for the first 100 m<sup>2</sup> to 929 m<sup>2</sup> of gross floor area,
  - (v) one additional Class B loading space for 930 m<sup>2</sup> to 2 788 m<sup>2</sup> of gross floor area, and
  - (vi) one additional Class B loading space for any portion of each 3 716 m<sup>2</sup> of gross floor area over 2 788 m<sup>2</sup>.

## Acoustics

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

<u>Portions of dwelling units</u>	<u>Noise levels (Decibels)</u>
Bedrooms	35
Living, dining, recreation rooms	40
Kitchens, bathrooms, hallways	45

**Severability**

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

**Force and effect**

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

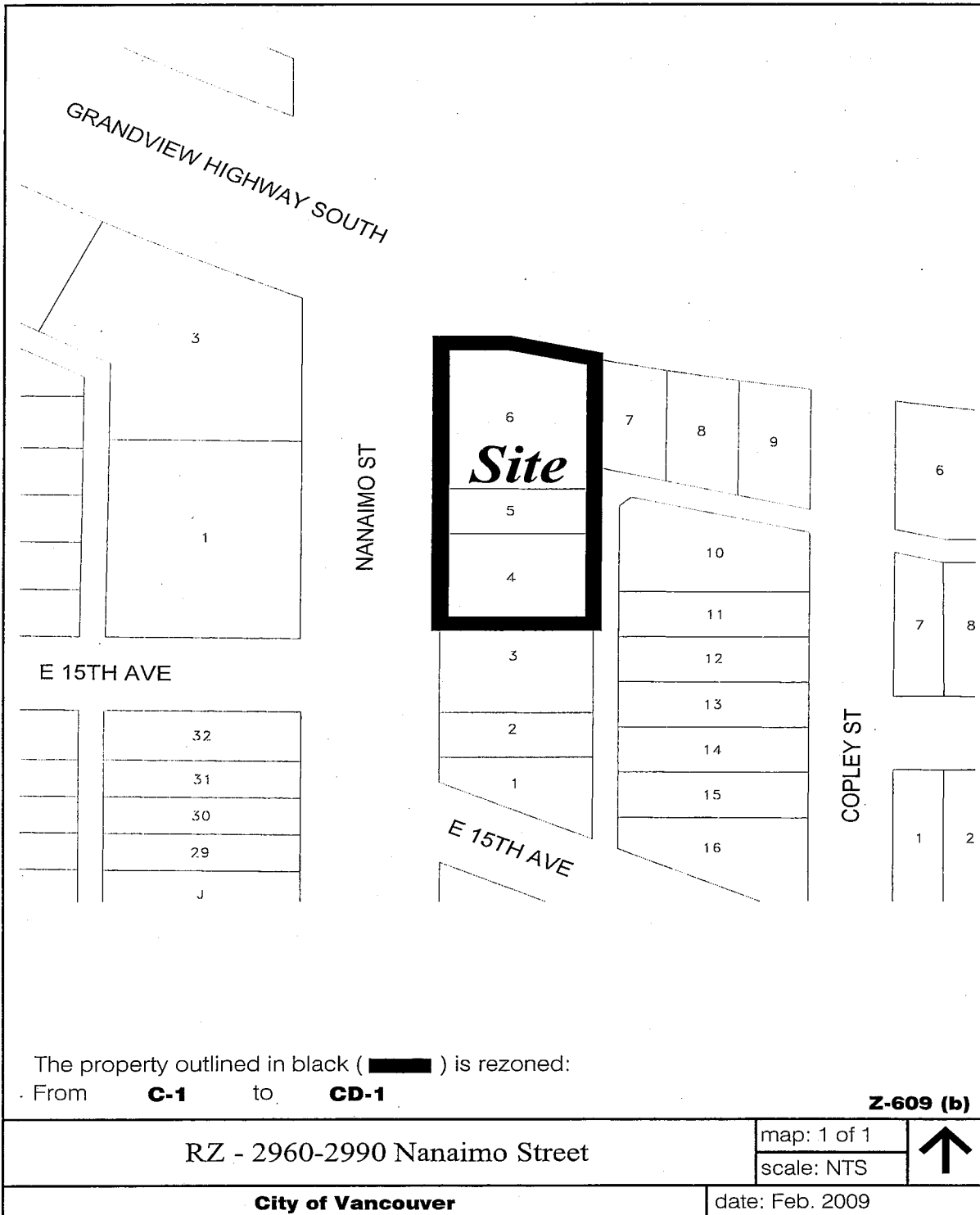
ENACTED by Council this                    day of                    , 2009

\_\_\_\_\_

Mayor

\_\_\_\_\_

City Clerk



**EXPLANATION****A By-law to amend the Sign By-law  
re 2960 - 2990 Nanaimo Street**

After the public hearing on March 24, 2009, Council resolved to amend the Sign By-law to add this site to Schedule E. The Director of Planning has advised that all prior-to conditions have been met, and enactment of the attached by-law will implement Council's resolution.

Director of Legal Services  
December 15, 2009



2960 - 2990 Nanaimo Street

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

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

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

1. To Schedule E of the Sign By-law, Council adds:  
"2960 - 2990 Nanaimo Street                      CD-1(479)                      B (C-1)"
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this                      day of                      , 2009

\_\_\_\_\_  
Mayor

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

**EXPLANATION****A By-law to amend  
CD-1 By-law No. 7648  
re 711 West Broadway (700 West 8<sup>th</sup> Avenue)**

After the public hearing on July 8 and 10, 2008, Council resolved to rezone 711 West Broadway as an amended CD-1 zone. The Director of Planning has advised that all prior-to conditions have been met, and enactment of the attached by-law will implement Council's resolution.

Director of Legal Services  
December 15, 2009

711 West Broadway  
700 West 8<sup>th</sup> Avenue

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

**A By-law to amend CD-1 By-law No. 7648**

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

1. This By-law amends the indicated provisions and schedules of By-law No. 7648.
2. Council strikes out "705 West Broadway" wherever it appears, and substitutes "711 West Broadway and 700 West 8<sup>th</sup> Avenue".
3. Immediately before section 1; Council inserts the title "**Zoning District Plan Amendment**".
4. Council repeals sections 2 to 6 inclusive, and substitutes:

**"Uses**

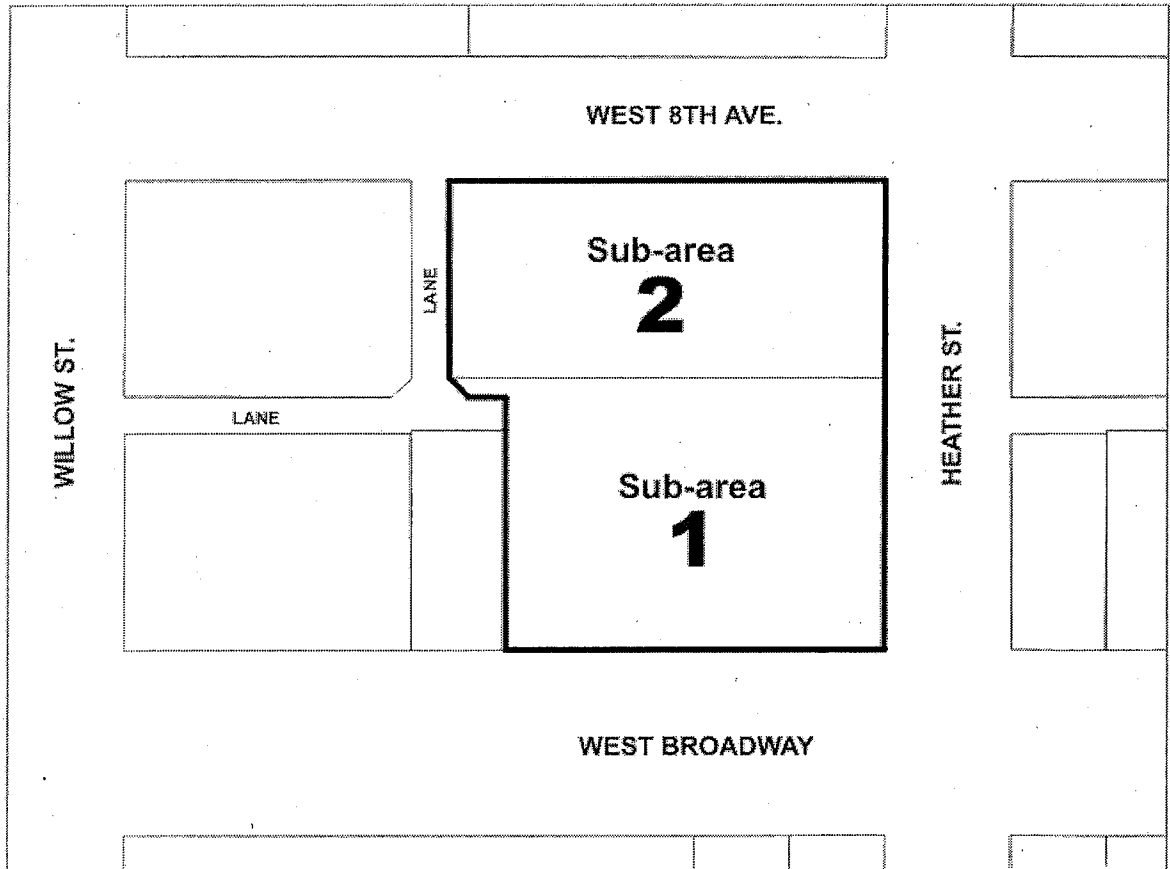
2. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (358) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses, limited to Bingo Hall, Casino - Class 1, Hall, Swimming Pool, and Theatre;
- (b) Dwelling Uses, limited to Dwelling Units;
- (c) Office Uses, limited to General Office;
- (d) Parking Uses, limited to Parking Garage;
- (e) Retail Uses, limited to Retail Store;
- (f) Service Uses, limited to Barber Shop or Beauty Salon, Hotel, and Restaurant; and
- (g) Accessory Uses customarily ancillary to the uses listed in this section 2.

## Sub-areas

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

Diagram 1



3.2 Despite section 2, Dwelling Uses are not permissible in sub-area 1.

3.3 Despite section 2, uses permissible in sub-area 2 include only:

- (a) Dwelling Uses, limited to Dwelling Units; and
- (b) Accessory Uses customarily ancillary to the uses listed in section 2.

## Density

4.1 In sub-area 1, the total floor area for all uses, combined, must not exceed 16 444 m<sup>2</sup>.

4.2 In sub-area 2, the total floor area for all uses, combined, must not exceed 14 847 m<sup>2</sup>.



4.3 Computation of floor area must include:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground, measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) in the case of dwelling uses, if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 4.3 m, an additional amount equal to the area of the floor area below the excess height except for additional amounts that represent undeveloped floor areas beneath roof elements which the Director of Planning considers to be for decorative purposes and to which there is no means of access other than a hatch, residential lobbies, and mechanical penthouses.

4.4 Computation of floor area must exclude:

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed 8% of the residential floor area being provided;
- (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (d) where floors are used for off-street loading, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used;
- (e) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there is to be no exclusion for any of the residential storage space above base surface for that unit;

- (g) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation, and child day care facilities, except that:
  - (i) the total area excluded must not exceed the lesser of 20% of the permitted floor space or 1 000 m<sup>2</sup>, and
  - (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood; and
- (h) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause is not to apply to walls in existence before March 14, 2000.

4.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) enclosed residential balconies if the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council, and approves the design of any balcony enclosure, except that:
  - (i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided, and
  - (ii) enclosure of the excluded balcony floor area must not exceed 50%;
- (b) interior public space, including atria and other similar spaces, except that:
  - (i) the excluded area must not exceed the lesser of 10% of the permitted floor area and 600 m<sup>2</sup>,
  - (ii) a covenant and right of way in favour of the city, which sets out public access and use, must secure the excluded area, and
  - (iii) the Director of Planning must first consider all applicable policies and guidelines adopted by Council; and
- (c) exterior courtyards enclosed on all sides that provide amenity or landscaped open space.

**Building height**

5.1 In sub-area 1, the building height, measured above the base surface, must not exceed 50.0 m.

5.2 In sub-area 2, the building height must not exceed the geodetic elevation of 74.95 m.

**Parking, loading, and bicycle spaces**

6. Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law.

**Acoustics**

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

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

**Severability**

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.

**Force and effect**

6. 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

### **Ticket Offences By-law amending by-law re snow and ice removal**

On December 3, 2009, Council approved an amendment to the Ticket Offences By-law to add the failure to remove snow and ice from sidewalks as a ticketable offence.

Director of Legal Services  
December 15, 2009

*epb*

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

**A By-law to amend Ticket Offences By-law No. 9360  
regarding snow and ice removal**

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

1. To Table 5 of the Ticket Offences By-law, Council:
  - (a) in Column 1, after "Police Officer", adds "City Engineer"; and
  - (b) in the row following the row containing the expression "Disobeying traffic sign/signal", in Columns 2, 3, and 4 respectively, Council adds:

	Failure to remove snow and ice from sidewalk	Section 76	\$250.00
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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