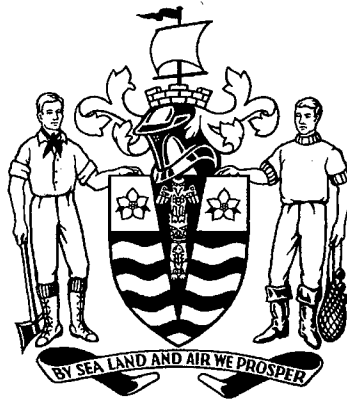


EXPLANATION**A By-law regarding designation
of a special event and relaxations of the Sign By-law
for the PNE 100th Anniversary**

On April 8, 2010, Council resolved to enact a by-law to designate the PNE 100th Anniversary as a special event, and to relax provisions of the Sign By-law and delegate the authority to make further relaxations in connection therewith. Enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
April 20, 2010

**CITY OF VANCOUVER
BRITISH COLUMBIA**



**PNE 100TH ANNIVERSARY
SIGN DESIGNATION AND RELAXATION
BY-LAW NO. _____**

**PNE 100TH ANNIVERSARY
SIGN DESIGNATION AND RELAXATION BY-LAW**

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BY-LAW NO. _____

**A By-law regarding designation of a special event
and relaxations of the Sign By-law for the
PNE 100th Anniversary**

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 “PNE 100th Anniversary Sign Designation and Relaxation By-law”.

Definitions

1.2 In this By-law:

“celebratory sign” means a sign that celebrates the PNE 100th Anniversary, and creates or enhances a festive environment and atmosphere for the PNE 100th Anniversary;

“Director” has the meaning ascribed to it by section 2.1 of the Sign By-law;

“sign” has the meaning ascribed to it by section 2.1 of the Sign By-law;

“PNE 100th Anniversary” means the Pacific National Exhibition 100th Anniversary celebration;

“site” means PID: 008-348-219, Lot 90, except part in Plan 13045, Town of Hastings Suburban Lands, Plan 100, and PID: 007-262-841, Block X, except part in Explanatory Plan 13247, Town of Hastings, Plan 17745;

“wayfinding sign” means a sign that gives directions to or on the site.

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.

Severability

1.4 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.

**SECTION 2
DESIGNATION AND AUTHORIZATION**

Designation

2.1 Council designates the PNE 100th Anniversary as a special event.

Authorization

2.2 Subject to the time limits and conditions set out in this By-law, Council authorizes the Director to relax the Sign By-law for any sign in relation to the PNE 100th Anniversary, and to impose time limits and conditions on such relaxations.

**SECTION 3
TIME LIMITS AND CONDITIONS**

Restriction on relaxation

3.1 The Director may relax the Sign By-law only for a celebratory or wayfinding sign to or on the site.

Compliance with Sign By-law

3.2 Except only to the extent this By-law allows or to the extent the Director authorizes a relaxation, a person who constructs, installs, places, erects, displays, projects, paints, alters, repairs, or relocates a sign must comply with the Sign By-law.

Electrical and construction requirements

3.3 This By-law does not apply to, nor allow any relaxations of, Section 14 of the Sign By-law which sets out electrical requirements for signs or Section 15 which sets out construction requirements for signs.

Time limits for signs at the site

3.4 The relaxations the Director may authorize for a sign to or on the site are to commence on a date authorized by the Director, and end on the earlier of a date required by the Director and December 31, 2010.

Time limits for celebratory signs and wayfinding signs

3.5 The relaxations the Director may authorize for a celebratory sign are to:

- (a) begin on a date authorized by the Director; and

- (b) end on the earlier of:
 - (i) a date required by the Director, or
 - (ii) December 31, 2010.

Conditions for celebratory signs

3.6 A celebratory sign:

- (a) requires a permit under the Sign By-law;
- (b) must include information that celebrates the PNE 100th Anniversary, or creates or enhances a festive environment and atmosphere for the PNE 100th Anniversary; and
- (c) must not include any third party advertising, which has the meaning ascribed to it by section 2.1 of the Sign By-law.

Conditions for wayfinding signs

3.7 A wayfinding sign:

- (a) requires a permit under the Sign By-law; and
- (b) must not include any third party advertising, which has the meaning ascribed to it by section 2.1 of the Sign By-law.

SECTION 4 OFFENCES AND PENALTIES AND ENFORCEMENT

Offences under By-law

4.1 A person who:

- (a) violates any provision of this By-law, or does any act or thing which violates any provision of this By-law, or suffers or allows any other person to do any act or thing which violates 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;
- (c) fails to comply, 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; or
- (d) fails to comply with any term or condition of any relaxation authorized by the Director under this By-law or with any condition or time limit imposed by the Director on such a relaxation;

is guilty of an offence against this By-law, and liable to the penalties imposed under this Section 4.

Notice or order regarding violation

4.2 An inspector or official of the city, or a by-law enforcement officer, may give notice or an order to any person ordering or directing that person to:

- (a) discontinue or refrain from proceeding with any work or doing anything that contravenes this By-law; or
- (b) carry out any work or do anything to bring a sign into conformity with this By-law;

within the time specified in such notice.

Service of notice or order

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

- (a) by mailing it by registered post to an owner at the address of the owner shown on the real-property assessment roll prepared pursuant to the Assessment Act, to the occupant of the site or to the owner of the sign;
- (b) by handing it to the owner or other person who is the addressee of the notice; or
- (c) if the notice or order refers to a sign on real property, by posting it on the real property.

Fine for offence

4.4 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 \$2,000.00 for each offence.

Fine for continuing offence

4.5 Every person who commits an offence of a continuing nature against this By-law is liable to a fine not exceeding \$50.00 for each day such offence continues.

**SECTION 5
ENACTMENT**

Force and effect

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

ENACTED by Council this day of , 2010

Mayor

City Clerk

EXPLANATION**Heritage Taxation Exemption By-law
amending by-law re 5 West Pender Street**

On May 10, 2005, Council enacted Heritage Taxation Exemption By-law 9036 which exempted eligible heritage property at 5 West Pender Street from real property taxation to a value of \$247,294.00 or 10 years, whichever first occurs. On April 6, 2010, Council resolved to change the commencement date for that exemption to January 1, 2010. This amendment will change the by-law in accordance with Council direction.

Director of Legal Services
April 20, 2010

BY-LAW NO. _____

**A By-law to amend
Heritage Taxation Exemption By-law No. 9036
for 5 West Pender Street**

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

1. This By-law amends the indicated provisions of By-law No. 9036.
2. Council repeals sections 2 and 3, and substitutes:
“2. The commencement date for the exemption from real property taxation for the eligible heritage property is January 1, 2010.”
3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2010

Mayor

City Clerk

EXPLANATION

**A By-law to amend
Zoning and Development By-law No. 3575
regarding miscellaneous text amendments**

After the public hearing on March 23, 2010, Council resolved to amend Zoning and Development By-law to make miscellaneous text amendments. The Director of Planning has advised that there are no prior-to conditions, and enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
April 20, 2010

Miscellaneous text amendments

BY-LAW NO. _____

**A By-law to amend
Zoning and Development By-law No. 3575
regarding miscellaneous text amendments**

1. Council, from section 2 of the Zoning and Development By-law, from the definition of:
 - (a) "Beauty and Wellness Centre", under the definition of "Service Uses", strikes out "and Personal Training Centre"; and
 - (b) "Health Enhancement Centre", under the definition of "Office Uses", strikes out ", and Personal Training Centre".
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2010

Mayor

City Clerk

EXPLANATION**A By-law to amend CD-1 By-law No. 9193
regarding miscellaneous text amendments**

After the public hearing on March 23, 2010, Council resolved to amend CD-1 By-law No. 9193 to make miscellaneous text amendments. The Director of Planning has advised that there are no prior-to conditions, and enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
April 20, 2010

Miscellaneous text amendments

BY-LAW NO. _____

**A By-law to amend CD-1 By-law No. 9193
regarding miscellaneous text amendments**

- 1. To section 7.6(g) of CD-1 By-law No. 9193, after “areas of floor”, Council adds “existing, proposed, or as may be extended”.
- 2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2010

Mayor

City Clerk

EXPLANATION**Authorization to modify an existing housing agreement
re 601 East Hastings Street**

On October 6, 2009, Council approved a capital grant to Union Gospel Mission and instructed that the previously approved housing agreement with Union Gospel Mission be amended to include reference to that capital grant. Enactment of the attached amending by-law will implement that resolution, and authorize Council to enter into an amended housing agreement with the land owner.

Director of Legal Services
April 20, 2010

601 East Hastings Street

BY-LAW NO. _____

**A By-law to amend Housing Agreement By-law No. 9853
for 601 East Hastings Street**

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

1. After section 1, Council adds:

“2. Council authorizes the City to amend the housing agreement authorized by this By-law, in substantially the form and substance of the amended housing agreement attached to this By-law, and also authorizes the Director of Legal Services to execute the amended 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 _____, 2010

Mayor

City Clerk

LAND TITLE ACT

FORM C

(Section 233)

Province of British Columbia

GENERAL INSTRUMENT - PART 1 (This area for Land Title Office Use) Page 1 of 4 pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant=solicitor or agent)

Signature of Agent

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*

(PID)

(LEGAL DESCRIPTION)

027-423-841

Lot A Block 59 District Lot 196 Plan BCP35229

3. NATURE OF INTEREST:*

DESCRIPTION

DOCUMENT REFERENCE
(page and paragraph)

PERSON ENTITLED
TO INTEREST

Modification to Section 219
Covenant BB0778425

Entire Instrument

Transferee

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) Filed Standard Charge Terms

[] D.F. No.

(b) Express Charge Terms

[XX] Annexed as Part 2

(c) Release

[] There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharge as a charge on the land described in Item 2.

5. TRANSFEROR(S):*

UNION GOSPEL MISSION, Incorporation No. 36355

6. TRANSFEREE(S):* (including postal address(es) and postal code(s))*

CITY OF VANCOUVER, 453 West 12th Avenue, Vancouver, B.C., V5Y 1V4

7. ADDITIONAL OR MODIFIED TERMS:*

N/A

8. EXECUTION(S):** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)	Execution Date			Party(ies) Signature(s)
	Y	M	D	
<hr/> (Solicitor) (as to both signatures)				UNION GOSPEL MISSION, by its authorized signatory(ies): <hr/> Signature and Printed Name <hr/> Signature and Printed Name
<hr/>				CITY OF VANCOUVER, by its authorized signatory: <hr/> Print Name <hr/> Signature and Printed Name

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

* If space insufficient, enter ASEE SCHEDULE@ and attach schedule in Form E.

** If space insufficient, continue executions on additional page(s) in Form D.

TERMS OF INSTRUMENT - PART 2

WHEREAS:

- A. It is understood and agreed that this instrument shall be read as follows:
- (i) the Transferor, Union Gospel Mission, is called the “Owner”; and
 - (ii) the Transferee, City of Vancouver, is called the “City” when referring to corporate entity and “City of Vancouver” when referring to geographic location;
- B. The Owner is the registered owner of the lands (the “Lands”) described in item 2 of the Form C - General Instrument portion of this document.
- C. The Owner and the City entered into an agreement now registered on title the Lands under number BB0778425 (the “Agreement”) by which, among other things, it is agreed that the Lands will be used for purposes of social housing as that term is defined in the DCL By-law, as that term is defined in the Agreement.
- D. The parties wish to modify the Agreement to clarify the consideration exchanged in connection therewith.

THEREFORE, the parties agree as follows:

Modification of the Agreement

1. The Agreement is hereby modified:

- a) by adding the following as Recital D thereto:

“D. The Mayor and Council for the City, at public hearing on October 6, 2009, resolved that the City will provide to the Owner, to assist it in developing the Lands for Social Housing purposes, a grant in the amount of \$1 Million (the “Grant”) to be paid to the Owner at the time the Owner receives from BC Housing the 10th draw from the BC Housing financing provided for construction of the Social Housing development planned for the Lands.”

and

- b) by inserting the following into the first line of paragraph 2 of the Agreement, immediately after the words “Pursuant to Section 219 of the *Land Title Act*,”:

“in consideration of any applicable exemption for the Lands under the DCL By-law in respect of this Agreement and in consideration of the Grant,”

and

- c) by inserting the following into the first line of paragraph 3 of the Agreement, immediately after the words "Pursuant to Section 565.2 of the *Vancouver Charter*,":

"in consideration of any applicable exemption for the Lands under the DCL By-law in respect of this Agreement and in consideration of the Grant,"

Agreement Ratified and Confirmed

2. Except as hereby expressly modified, the Agreement is hereby ratified and confirmed by the Owner and the City to the effect and with the intent that the Agreement and this modification agreement shall be read and construed as one document.

Amendment

3. No alteration or amendment of the Agreement or this modification agreement shall have effect unless the same is in writing and duly executed by the parties to be charged.

Binding Effect

4. This modification agreement shall enure to the benefit of and be binding upon the parties and their respective successors and permitted assigns.

Time

5. Time shall be of the essence of this modification agreement.

Interpretation

6. All terms used in this Modification which are defined in the Agreement when used herein will have the meanings given to them in the Agreement unless otherwise defined in this modification agreement or the context otherwise requires.

Conflict

7. In the event of any conflict between the terms and conditions of the Agreement and the terms and conditions of this Modification, the terms and conditions of this modification agreement will prevail.

IN WITNESS WHEREOF the parties have executed this modification agreement as of the day and in the year first above written by signing the Form C to which it is attached, which form is a part hereof.

END OF DOCUMENT

EXPLANATION**A By-law to amend the Zoning and Development By-law
re 1300 - 1336 Granville Street**

After the public hearing on September 16, 2008, Council resolved to amend the Zoning and Development By-law to create a CD-1 zone for a development on this site. 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
April 20, 2010



1300 - 1336 Granville 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-603(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 (482).

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 (482) 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 Artist Studio, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, Museum or Archives, Personal Training Centre, and Theatre;
- (b) Dwelling Uses, limited to Multiple Dwelling, in conjunction with any of the uses listed in this section 2.2;
- (c) Institutional Uses, limited to Child Day Care Facility, Social Service Centre, and Community Care Facility;
- (d) Office Uses;
- (e) Retail Uses;
- (f) Service Uses; and
- (g) Accessory Use customarily ancillary to any use permitted by this section 2.2.

Conditions of use

3. Dwelling units are in an “activity zone” as defined in the Noise Control By-law, and, as a result, are subject to noise from surrounding land uses and street activities at levels permitted in industrial and downtown districts.

Density

4.1 Computation of floor space ratio must assume that the site consists of 1 962.3 m², being the site size at the time of enactment of the rezoning evidenced by this By-law, and before any dedications.

4.2 The floor space ratio for all uses must not exceed 8.25.

4.3 Despite section 4.2, it is permissible to use an additional 4% of residential floor area for open residential balcony space, except that, the case of such use, no enclosure of balconies is permissible for the life of the building.

4.4 Computation of floor space ratio 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.

4.5 Computation of floor space ratio must exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all such exclusions must not exceed 8% of the residential floor area;
- (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
- (c) the floors or portions of floors 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, which are at or below the base surface, except that the maximum 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) residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- (f) amenity areas including day care facilities, recreation facilities, and meeting rooms, except that the total area excluded must not exceed 1 000 m²; and

- (g) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

4.6 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) windows recessed into the building face to a depth of no more than 160 mm, except that the Director of Planning or Development Permit Board may allow a greater depth in cases where it improves building character;
- (b) unenclosed outdoor areas at grade level underneath building overhangs, if:
 - (i) the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council and approves the design of any overhangs, and
 - (ii) the area of all overhang exclusions does not exceed 1% of the residential floor area being provided;
- (c) passive solar appurtenances to reduce solar gain; and
- (d) structures such as pergolas, trellises, and tool sheds which support the use of intensive green roofs and urban agriculture.

4.7 The use of floor space excluded under section 4.5 or 4.6 must not include any purpose other than that which justified the exclusion.

Height

5.1 The building height, measured above the base surface, must not exceed 68.9 m, except that the Director of Planning or Development Permit Board may approve additional height, not to exceed 3 m, to accommodate any change in building grades which the city undertakes.

5.2 Section 10.11 of the Zoning and Development By-law is to apply to this By-law, except that if:

- (a) in the opinion of the Director of Planning or Development Permit Board, higher structures such as:
 - (i) elevator enclosures, lobbies, and stairwells that provide access for building occupants to rooftop common area,
 - (ii) guardrails that do not exceed the minimum height specified in the Building By-law, and

- (iii) pergolas, trellises, and tool sheds that support the use of intensive green roofs and urban agriculture,

will not unduly harm the liveability and environmental quality of the surrounding neighbourhood; and

(b) the Director of Planning or Development Permit Board first considers:

- (i) all applicable policies and guidelines adopted by Council,
- (ii) the submission of any advisory group, property owner, or tenant, and
- (iii) the effects on public and private views, shadowing, privacy, and open spaces,

the Director of Planning or Development Permit Board may allow a greater height for any such structure.

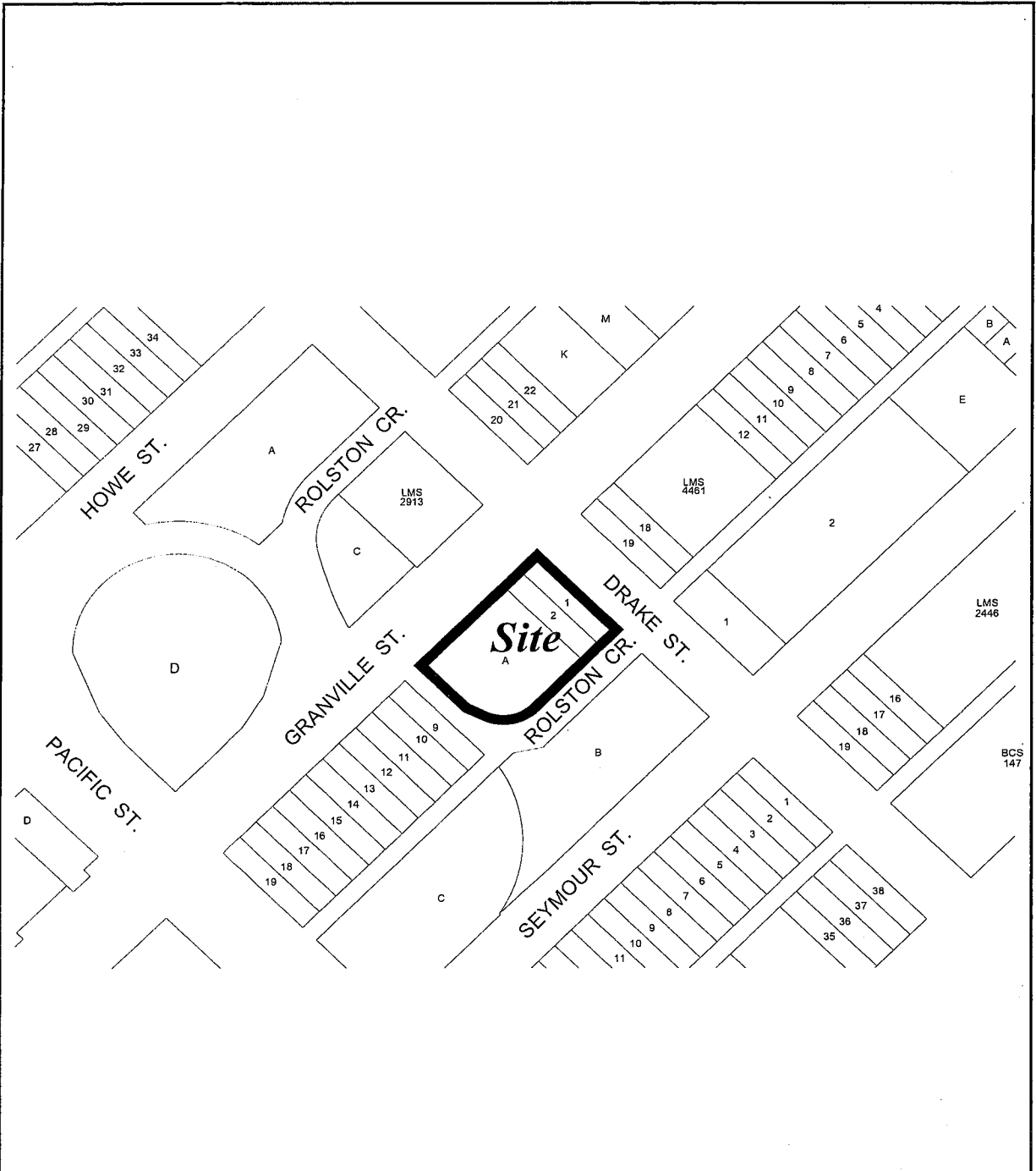
Parking, loading, and bicycle parking

6. Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle parking, except that for multiple dwelling use, there must be at least one parking space for each 100 m² of gross floor area but there need not be more than 1.25 parking spaces for each dwelling unit.

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



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

Z-603 (b)

RZ - 1300-1336 Granville Street

map: 1 of 1
 scale: NTS



City of Vancouver

date: August 2008

EXPLANATION**A By-law to amend the Sign By-law
re 1300 - 1336 Granville Street**

After the public hearing on September 16, 2008, 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
April 20, 2010

