

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, 2011, 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, 2011 to January 7, 2012 exceed \$60,000,000.

Director of Legal Services
November 30, 2010

BY-LAW NO. _____



**A By-law to authorize the borrowing
of certain sums of money from
January 8, 2011 to January 7, 2012
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, 2011 up to and including January 7, 2012 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, 2011 to and including January 7, 2012 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, 2012; and
- (b) the City of Vancouver hereby hypothecates as security for the repaying of
 - (i) the monies so borrowed up to and including December 31, 2011, the real property taxes for general purposes remaining unpaid as of January 8, 2011 together with the real property taxes for general purposes to be levied in the year 2011 in an amount equal to not more than \$380,151,000.00 which amount is equal to 75% of the real property taxes for general purposes levied in 2010, and
 - (ii) the monies so borrowed subsequent to December 31, 2011, 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, 2011;

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. 9970.
- 4. This By-law is to come into force and take effect on January 8, 2011.

ENACTED by Council this _____ day of _____, 2010

Mayor


City Clerk

EXPLANATION**2011 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
November 30, 2010

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 2011 the following lands and improvements:

2011 EXEMPT SENIORS HOUSING

Name and Address No. Assessment Roll No. Legal Description

HFBC Housing Foundation 206-2590 Granville St Vancouver, B.C. V6H 3H1	002-638-077-07-0000	Lot D, Block 221, District Lot 526 Plan 13958
HFBC Housing Foundation 206-2590 Granville St Vancouver, B.C. 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, B.C. V6L 2X7	004-710-072-06-0000	Lot A (Explanatory Plan 7180), Block J District Lot 2027, Plan 5702
King Edward Court Society 2751 West King Edward Ave Vancouver, B.C. V6L 1T8	004-710-072-95-0000	Lot E, Block G, District Lot 2027, Plan 16624
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, B.C. 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, B.C. 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, B.C. 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, B.C. 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, B.C. 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, B.C. 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, B.C. 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, B.C. 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 th Avenue East, Suite 401 Vancouver, B.C. 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, B.C. 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, B.C. 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, B.C. 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, B.C. V6H 3H1	014-683-230-82-0000	Lot F, Block 171, District Lot 264A, Plan 13858
New Chelsea Society 101 - 3640 Victoria Drive Vancouver, B.C. 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, B.C. 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 st Avenue Vancouver, B.C. 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, B.C. V6A 3Z8	025-244-805-96-0000	Lot 8, Block 2, Fraserview, Plan 8393
HFBC Housing Foundation 206-2590 Granville Street Vancouver, B.C. V6H 3H1	023-722-283-48-0000	Lot B, District Lot 37, Plan LMP16032

Columbus Charities Association 5233 Joyce Street, Suite 407 Vancouver, B.C. V5R 4G9	023-306-720-45-0000	Lot 2, Blocks 69, 70 and 155 to 157, District Lot 37, Plan 13188
Odd Fellows Low Rental Housing Society 12-5174 Hastings Street Burnaby, B.C. V5B 1P6	023-318-725-95-0000	Lot 26, Blocks 3 and 4, District Lot 49, Plan 12672
The Baptist Foundation of BC 125 6165 Highway 17 Delta, B.C. V4K 5B8	024-765-266-06-0000	Lot A, Block 3, District Lot 336, Plan LMP42065
Ukranian Senior Citizens Housing Society 7007 Kerr Street Vancouver, B.C. V5S 3E2	025-300-810-95-0000	Lot 3 of Lot A, Block 71, Fraserview, Plan 11199
Vancouver Kiwanis Senior Citizens Housing Society P O Box 3022 Stn Terminal Vancouver, B.C. V6B 3X5	025-300-811-05-0000	North 1/2 of Lot 4 of Lot A, Block 71, Fraserview, Plan 11199
M. Kopernik (Nicolaus Copernicus) Foundation 3150 Rosemont Drive Vancouver, B.C. V5S 2C9	025-817-300-22-0000	The westerly 217 feet only of Lot 44, District Lot 334, Plan 14240, which portion is used as a low rental apartment for seniors & has the civic address of 3132 Rosemont Drive
Finnish Canadian Rest Home Association 2288 Harrison Drive Vancouver, B.C. V5P 2P6	025-828-258-06-0000	Lot F, Block 24, Fraserview, Plan LMP7749
HFBC Housing Foundation 206-2590 Granville Street Vancouver, B.C. V6H 3H1	027-605-113-66-0000	Lot 3, Block 58, District Lot 185, Plan 92

Parish of St. Paul Vancouver c/o Colliers Macaulay - R Fram 200 Granville St., 16 th Floor Vancouver, B.C. V6C 2R6	027-609-117-44-0000	Lots 4 West Half and 5, Block 37, District lot 185, Plan 92
Society for Christian Care of the Elderly 201 - 675 Hastings Street W Vancouver, B.C. V6B 1N2	027-613-119-54-0000	Lot 2, Block 12, District Lot 185, Plan 14172
Broadway Pentecostal Benevolent Association of British Columbia 2700 East Broadway Vancouver, B.C. 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, B.C. 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, B.C. 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 th Avenue Vancouver, B.C. V5M 1P4	021-634-300-92-0000	Lot A, Section 29 THSL, Plan BCP23618
Beulah Garden Homes Society 3350 East 5 th Avenue Vancouver, B.C. V5M 1P4	021-634-300-52-0000	Lot B, Section 29 THSL, Plan BCP23618

Beulah Garden Homes Society 3350 East 5 th Avenue Vancouver, B.C. V5M 1P4	021-634-300-04-0000	Lot C, Section 29 THSL, Plan BCP23618
Beulah Garden Homes Society 3350 East 5 th Avenue Vancouver, B.C. V5M 1P4	021-634-300-39-0000	Lot A, Block 91, Section 29, Town of Hastings Suburban Lands, Plan 3672
The Baptist Foundation of BC 125 6165 Highway 17 Delta, B.C. 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 , 2010

 Mayor

 City Clerk

EXPLANATION**Authorization to enter into a housing agreement
re 1190 West 6th Avenue**

On November 30, 2010, Council approved a recommendation to approve a housing agreement for 1190 West 6th Avenue. Enactment of the attached by-law will implement that resolution, and authorize Council to enter into the housing agreement with the land owner.

Director of Legal Services
November 30, 2010

1190 West 6th Avenue

BY-LAW NO. _____



A By-law to enact a Housing Agreement
for 1190 West 6th 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:

City of Vancouver
PID: 002-459-841
Lot 1, Except the South 10 Feet
Block 294
District Lot 526
Plan 590

in substantially the form and substance of the housing agreement attached to this By-law, 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 _____, 2010

Mayor

City Clerk

HOUSING AGREEMENT
1190 West 6th Avenue

THIS AGREEMENT dated for reference the _____ day of _____, 2010

BETWEEN:

VICTORSON CONSTRUCTION GROUP LTD.
(Incorporation No. 0875108)
2828 S.W. Marine Drive
Vancouver, British Columbia
V6N 3X9

(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: 002-459-841
Lot 1, Except the South 10 Feet, Block 294 District Lot 526
Plan 590

(the "Lands");

B. Pursuant to development application DE413078, the Owner proposes to develop the Lands with one building containing twelve (12) dwelling units as shown on Schedule A attached. Section 3.2 DW (c)(i) of the FM-1 District Schedule of the Zoning and Development By-law requires at least four (4) of the dwelling units to provide rental accommodation to replace demolished rental accommodation.

C. The four (4) dwelling units which are to be rental are the four (4) dwelling units shown as UNIT 101, UNIT 102, UNIT 103 AND UNIT 104 on Schedule A hereof.

D. When completed the building shown on Schedule A hereof will be subdivided by strata plan such that each of the twelve (12) dwelling units will become a separate strata lot.

E. The strata corporation established by deposit of the strata plan in the land title office is herein called the "Strata Corporation".

F. UNIT 101, UNIT 102, UNIT 103, and UNIT 104 shown on Schedule A are herein individually called "Alder Street Rental Strata Lot" and are herein together called the "Alder Street Rental Strata Lots".

NOW THEREFORE THIS AGREEMENT WITNESSES that as a condition of development application DE413078 and as required by Section 3.2 DW (c)(i) of the FM-1 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 Alder Street Rental Strata Lot shall be occupied only by tenants pursuant to an arm's length tenancy agreement.

2. Upon request, the owners of an Alder Street 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 Alder Street Rental Strata Lot.

3. Upon request, all adult tenants of a Alder Street Rental Strata Lot shall satisfactorily identify themselves to the City.

4. Any Strata Corporation by-law which prohibits, restricts or limits the rental of strata lots shall not apply to the Alder Street Rental Strata Lots.

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 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 strata lots created therefrom and all parties claiming through such owners and their respective heirs, executors, administrators, trustees and successors. Upon subdivision of the Lands and building by strata plan, this agreement shall also charge the common property and shall bind the Strata Corporation. At the Owner's expense the City will

release notation of this agreement from strata lots which are not Alder Street Rental Strata Lots.

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:

VICTORSON CONSTRUCTION GROUP LTD. by its authorized signatories:

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Sign and Print Name:

Sign and Print Name:

CITY OF VANCOUVER by its Authorized Signatory:

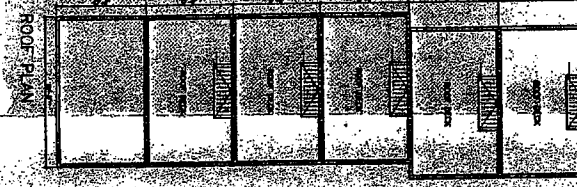
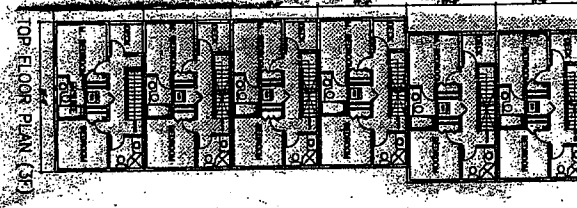
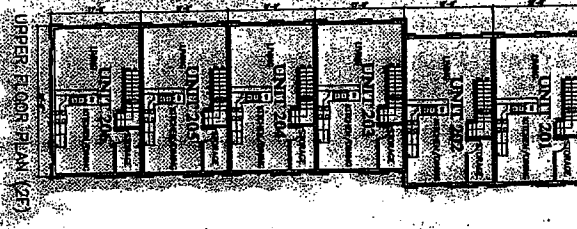
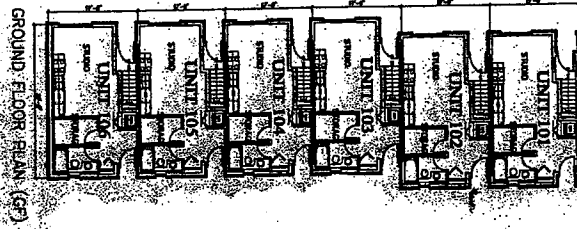
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Joe Stubbs, Solicitor
City of Vancouver
453 West 12th Avenue
Vancouver, B.C., V5Y 1V4
604-873-7504

Approved by By-law No. _____

SCHEDULE A

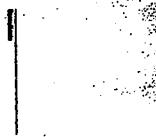
Alder Street



West 6th Avenue



MATTHEW GREEN
ARCHITECTURE



12-UNIT RESIDENTIAL
2000 WEST 6TH AVENUE
VANCOUVER, B.C.

FLOOR PLANS

DATE	NO.	BY	CHKD.
2011.08.01	01	MG	MG
2011.08.01	02	MG	MG
2011.08.01	03	MG	MG
2011.08.01	04	MG	MG
2011.08.01	05	MG	MG
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2011.08.01	100	MG	MG

D2e

PRIORITY AGREEMENT

MEMORANDUM AS TO ENCUMBRANCES, LIENS AND INTERESTS

HSBC BANK CANADA (the "Chargeholder")
Holder of MORTGAGE CA439325 and ASSIGNMENT OF RENTS CA439326
(together, the "Charge")
charging Lot 1, Except the South 10 Feet, Block 294 District Lot 526 Plan 590
(the "Lands")

For One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder, the Chargeholder, being the holder of the Charge, hereby consents to the granting of the Housing Agreement (the "Encumbrance") which is contained in the attached agreement, and consents and agrees that the Encumbrance shall be binding upon and enforceable against the Lands in accordance with its terms and shall be an encumbrance upon the Lands in priority to the Charge in the same manner and to the same effect as if the Encumbrance had been granted and registered against title to the Lands prior to the dating, execution and registration of the Charge and the advance of any monies thereunder.

Execution Date

Y M D

Officer:

Party:

HSBC BANK CANADA by its
authorized signatory(ies):

(Solicitor)

10

Sign and Print Name:

Sign and Print Name:

END OF DOCUMENT

EXPLANATION**Sewer and Watercourse By-law
regarding 2011 fees**

Enactment of the attached by-law will implement Council's resolution of November 30, 2010 respecting new sewer and watercourse rates and fees to be effective from January 1, 2011.

Director of Legal Services
November 30, 2010

BY-LAW NO. _____

not
A By-law to amend
Sewer and Watercourse By-law No. 8093
regarding 2011 fee increases

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

1. Council repeals Parts I, III, IV, V, and VI 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:	\$ 7,841.00
2.	Public sewer connection, other than One-Family or Two-Family Dwellings with or without a Laneway House:	
	a) 4 inch/100 mm diameter	\$ 10,906.00
	b) 6 inch/150 mm diameter	\$ 13,164.00
	c) 8 inch/200 mm diameter	\$ 14,892.00
	d) 10 inch/250 mm diameter	\$17,180.00
	e) 12 inch/300 mm diameter	\$19,521.00
	f) 15 inch/375 mm diameter	\$21,830.00
	g) greater than 15 inch/375 mm diameter pursuant to Sentence 2.7(2)	\$21,830.00
	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)	\$ 4,069.00
5.		New fitting on a single sewer pursuant to Sentence 2.7(4)	\$ 1,794.00
6.		Inspection of a plumbing system, subsoil drainage pipes and a building sewer	\$ 256.00

PART III

**FLAT RATES
FOR UNMETERED PROPERTY**

Single Family Dwelling	\$248.00
Single Family Dwelling with Suite	\$335.00
Single Family Dwelling with Laneway House	\$335.00
Single Family Dwelling with Suite and Laneway House	\$423.00
Strata Duplex (per dwelling unit)	\$168.00
2 Services, 1 Lot	\$496.00
3 Services, 1 Lot	\$744.00
4 Services, 1 Lot	\$992.00
Parking Lot/Garden	\$ 141.00

PART IV

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

Other Property	\$141.00
Turned Off, 1 Service	\$141.00
Turned Off, 2 Services	\$141.00
Turned Off, 3 Services	\$141.00

PART V

UNIT-BASED RATES FOR METERED PROPERTY

Metered Property Rate	\$1.596
Waste Discharge Permit User Rate	\$0.4669

PART VI

**FLAT RATE FOR SPECIFIC TYPES
OF DISCHARGES/DISPOSALS**

For the discharge of contaminated groundwater pursuant to Section 7.11(per cubic metre)	\$0.73
For the disposal of ship wastewater pursuant to Section 7.12(per cubic metre)	\$0.73
For discharges by Utilities pursuant to Section 7.13(per manhole connected)	\$191

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, 2011.

ENACTED by Council this _____ day of _____, 2010

Mayor

City Clerk

EXPLANATION**Water Works By-law
regarding 2011 fee increases**

Enactment of the attached by-law will implement Council's resolution of November 30, 2010 respecting new water rates and fees to be effective from January 1, 2011.

Director of Legal Services
November 30, 2010

BY-LAW NO. _____



A By-law to amend Water Works By-law No. 4848
regarding 2011 fee increases

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

1. 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 House</i>
20 mm (3/4")	\$3,624.00
25 mm (1")	3,771.00
40 mm (1 1/2")	4,348.00
50 mm (2")	5,206.00

<i>Service Pipe Size</i>	<i>Other Connections</i>
20 mm (3/4")	\$ 7,721.00
25 mm (1")	8,033.00
40 mm (1 1/2")	9,269.00
50 mm (2")	9,269.00
100 mm (4")	13,402.00
150 mm (6")	16,576.00
200 mm (8")	18,101.00
300 mm (12")	25,473.00

**SCHEDULE A.1
Removal Fees**

<i>Service Pipe Size</i>	
20 mm (3/4") to 50 mm (2") inclusive	\$ 970.00
100 mm (4") to 300 mm (12") inclusive	2,909.00

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	\$467.00
Single-Family with suite or laneway house	632.00
Single-Family with suite and laneway house	797.00
For each strata title duplex	316.00

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

Fire Service Pipe Size

50 mm (2") or smaller	\$193.00
75 mm (3")	289.00
100 mm (4")	399.00
150 mm (6")	460.00
200 mm (8")	539.00
250 mm (10")	572.00
300 mm (12")	614.00

SCHEDULE D
Charges for Metered Water Service

<i>Two Month Period</i>	<i>Four Month Period</i>	<i>Rate In Dollars per Unit (2,831.6 Litres)</i>
Per unit	Per unit	\$2.251

SCHEDULE E
Meter Service Charge

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 Month Period

Services with Standard Type Meters

17 mm (1/2") and 20 mm (3/4")	\$ 27.00
25 mm (1")	32.00
40 mm (1 1/2")	45.00
50 mm (2")	62.00
75 mm (3")	140.00
100 mm (4")	170.00
150 mm (6")	221.00
200 mm (8")	343.00
250 mm (10")	420.00
300 mm (12")	499.00

Services with Low Head Loss Meters/Detector Check Valves

100 mm (4")	\$196.00
150 mm (6")	288.00
200 mm (8")	386.00
250 mm (10")	481.00
300 mm (12")	575.00

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	\$ 206.00
Over 500 but not exceeding	2,000	403.00
Over 2,000 but not exceeding	9,000	606.00
Over 9,000 but not exceeding	24,000	1,018.00
Over 24,000 but not exceeding	45,000	1,524.00
Over 45,000		2,022.00

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")	\$ 2,722.00	\$ 344.00
25 mm (1")	2,801.00	364.00
40 mm (1 1/2")	2,895.00	364.00
50 mm (2")	2,895.00	517.00
75 mm (3")	10,312.00	798.00
100 mm (4")	10,312.00	798.00
150 mm (6")	35,598.00	893.00
200 mm (8")	35,598.00	1,034.00
250 mm (10")	42,694.00	1,346.00
300 mm (12")	42,694.00	1,346.00

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"

- 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, 2011.

ENACTED by Council this _____ day of _____, 2010

Mayor

City Clerk

EXPLANATION**Protection of Trees By-law amending by-law
re miscellaneous text amendments**

On November 16, 2010, Council resolved to amend the Protection of Trees By-law regarding housekeeping amendments to authorize the Director of Permits and Licences and the City Building Official to issue orders. Enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
November 30, 2010

BY-LAW NO. _____



A By-law to amend Protection of Trees By-law No. 9958
regarding miscellaneous text amendments

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

1. This By-law amends the indicated provisions of the Protection of Trees By-law.
2. In section 1.2, after the definition of “development permit”, Council inserts:

“Director of Licences and Inspections” means the individual appointed by Council to be the Director of Licences and Inspections or a person duly authorized to carry out the powers and duties of the Director of Licences and Inspections”.
3. In section 11.2, after the words “an order from the Director of Planning,”, Council inserts:

“Director of Permits and Licences or City Building Official,”.
4. In section 11.3(a), after the words “Director of Planning”, Council inserts:

“, Director of Permits and Licences or City Building Official”.
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 _____, 2010

Mayor

City Clerk