

**EXPLANATION****2012 Rating By-law  
General Purpose Taxes**

Enactment of the attached By-law will levy the 2012 general purpose taxes, and implement Council's resolution of May 15, 2012, subject to a property tax cap rate on certain designated port facilities.

Director of Legal Services  
May 15, 2012



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

A By-law to levy rates on all taxable real property in the City of Vancouver, to raise a sum which added to the estimated revenue of the City of Vancouver from other sources, will be sufficient to pay all debts and obligations of the City of Vancouver falling due within the year 2012 and not otherwise provided for

## PREAMBLE

For the year 2012, the following sums will have to be provided for the purposes hereafter named, by levying a rate or rates on all the taxable real property on the assessment roll prepared pursuant to the *Assessment Act* for general municipal purposes for the City of Vancouver:

<u>PURPOSES</u>	<u>AMOUNT</u>
Payment of interest on Debentures outstanding, payment of principal on Serial Debentures falling due in 2012, and payments to Sinking Fund in respect of debenture debts incurred.....	\$ 72,809,850
All other necessary expenses of the City not otherwise provided for.....	<u>\$527,724,650</u>
Total General Purposes	<u>\$600,534,500</u>

The taxable value of land and improvements, as shown on the real property assessment roll prepared by the British Columbia Assessment Authority, for general municipal purposes for the City of Vancouver for all classes other than class 1 - residential, class 5 - light industry, and class 6 - business and other is \$677,869,511.

The taxable value of land and improvements for general municipal purposes, based on the averaged assessment pursuant to By-law No. 10444, is \$158,393,259,089 for class 1 - residential, \$675,906,994 for class 5 - light industry, and \$29,793,186,719 for class 6 - business and other.

The *Ports Property Tax Act* and its regulations impose a maximum municipal tax rate of \$27.50 per \$1,000 of assessed value in respect of certain Class 4 - major industry properties ("ports properties"), bearing assessment roll numbers 561-192-30-2003, 561-226-34-4010, 561-226-34-4015, 561-226-34-4020, 561-230-30-4050, 561-250-76-4014, and 561-275-40-4050.

The *Ports Property Tax Act* and its regulations impose a maximum municipal tax rate of \$22.50 per \$1,000 of assessed value, in respect of designated new investment in Class 4 - major industry properties ("ports properties, new investments"), bearing assessment roll number 561-192-30-2003.

The rates of taxation for the Provincial classes necessary to raise the sum of \$600,534,500 are as follows:

<u>CLASS OF PROPERTY</u>		<u>DOLLARS OF TAX FOR EACH ONE THOUSAND DOLLARS OF TAXABLE VALUE</u>
Residential	(1)	2.02002
Utilities	(2)	38.31904
Supportive Housing	(3)	0.00000
Major Industry (other than ports properties)	(4)	31.98356
Major Industry (ports properties)	(4)	27.50000
Major Industry (ports properties, new investment)	(4)	22.50000
Light Industry	(5)	8.78096
Business and Other	(6)	8.78096
Recreational Property/ Non-profit Organization	(8)	1.79591
Farm	(9)	1.79591

such rates being dollars of general purposes tax for each thousand dollars of taxable value.

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

1. On each of the respective classes of property hereinafter set forth, which are more particularly defined in the *Assessment Act* and its regulations, there is hereby imposed per one thousand dollars of taxable value the several rates hereinafter set forth, namely:

- (a) For the purpose of providing for the payment of \$72,809,850, being the amount required for interest on Debentures, principal of Serial Debentures, and Sinking Fund obligations falling due in 2012, the rates of:

<u>CLASS OF PROPERTY</u>		<u>DOLLARS OF TAX FOR EACH ONE THOUSAND DOLLARS OF TAXABLE VALUE</u>
Residential	(1)	0.24456
Utilities	(2)	4.63918
Supportive Housing	(3)	0.00000
Major Industry (other than ports properties)	(4)	3.87216
Major Industry (ports properties)	(4)	3.32935
Major Industry (ports properties, new investment)	(4)	2.72401
Light Industry	(5)	1.06309
Business and Other	(6)	1.06309
Recreational Property/ Non-profit Organization	(8)	0.21743
Farm	(9)	0.21743

- (b) For the purpose of providing the sum of \$527,724,650, being monies required for other necessary expenses of the City during the year 2012 not otherwise provided for, the rates of:

<u>CLASS OF PROPERTY</u>		<u>DOLLARS OF TAX FOR EACH ONE THOUSAND DOLLARS OF TAXABLE VALUE</u>
Residential	(1)	1.77546
Utilities	(2)	33.67986
Supportive Housing	(3)	0.00000
Major Industry (other than ports properties)	(4)	28.11140
Major Industry (ports properties)	(4)	24.17065
Major Industry (ports properties, new investment)	(4)	19.77599
Light Industry	(5)	7.71787
Business and Other	(6)	7.71787
Recreational Property/ Non-profit Organization	(8)	1.57848
Farm	(9)	1.57848



**EXPLANATION**

**2012 Rating By-law  
Greater Vancouver Regional District**

Enactment of the attached By-law will levy the rates necessary to raise funds requisitioned by the Greater Vancouver Regional District for 2012.

Director of Legal Services  
May 15, 2012



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

**A By-law to levy a rate on property to raise monies  
required to be paid to the Greater Vancouver Regional District**

**PREAMBLE**

Pursuant to the *Local Government Act*, the City of Vancouver is required to make due provision for the amount of money requisitioned from it by the Greater Vancouver Regional District.

The Greater Vancouver Regional District has requisitioned from the City the sum of \$14,941,819 for the year 2012.

The amount of money requisitioned by the Greater Vancouver Regional District may be raised by the City of Vancouver by levying a rate on property upon the basis provided in the *Local Government Act*.

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

1. For the purpose of providing for the payment of the amount requisitioned from the City by the Greater Vancouver Regional District in the year 2012, there is hereby imposed per one thousand dollars of taxable value of land and improvements, but excluding property that is taxable for school purposes only by a special act, the rates hereinafter set forth, namely:

<u>CLASS OF PROPERTY</u>		<u>DOLLARS OF TAX FOR EACH ONE THOUSAND DOLLARS OF TAXABLE VALUE</u>
Class 1 - residential	(1)	0.06341
Class 2 - utilities	(2)	0.22192
Class 3 - supportive housing	(3)	0.06341
Class 4 - major industry	(4)	0.21558
Class 5 - light industry	(5)	0.21558
Class 6 - business and other	(6)	0.15535
Class 8 - recreational property/ non-profit organization	(8)	0.06341
Class 9 - farm	(9)	0.06341

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

ENACTED by Council this                      day of                      , 2012

\_\_\_\_\_  
Mayor

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



EXPLANATION

**Noise Control By-law amending By-law  
Re: 2730 East 41<sup>st</sup> Avenue**

This amendment, approved by Council on September 19, 2011, adds 2730 East 41<sup>st</sup> Avenue to the Noise Control By-law.

Director of Legal Services  
May 15, 2012

2730 East 41<sup>st</sup> Avenue  
(5711 Rhodes Street)



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

**A By-law to amend  
Noise Control By-law No. 6555**

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

1. To Schedule A of By-law No. 6555, at the end, Council adds:  
"CD-1 (530) By-law No. 10477 2730 East 41<sup>st</sup> Avenue (5711 Rhodes Street)"
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2012

\_\_\_\_\_  
Mayor

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

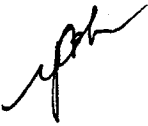
## EXPLANATION

**A By-law to amend the Sign By-law  
Re: 2730 East 41<sup>st</sup> Avenue**

After the public hearing on September 19, 2011, 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  
May 15, 2012

2730 East 41<sup>st</sup> Avenue  
(5711 Rhodes 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:  
"5711 Rhodes Street CD-1 (530) By-law No. 10477 B (C-2)"
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2012

\_\_\_\_\_  
Mayor

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

## EXPLANATION

A By-law to amend the Zoning and Development By-law  
Re: 105 -167 West 2<sup>nd</sup> Avenue

After the public hearing on July 26, 27 and 28, 2011, Council resolved to amend the Zoning and Development By-law to create a CD-1 By-law for 105 - 167 West 2<sup>nd</sup> Avenue. 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  
May 15, 2012

105 - 167 West 2<sup>nd</sup> Avenue

 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-637 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

**Definitions**

2. In this By-law:

“Entry Alcoves” mean covered exterior spaces enclosed with vertical walls on three sides and adjacent to an entryway.

**Uses**

3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (531).

3.2 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 (531) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses, limited to Multiple Dwelling, Seniors Supportive or Assisted Housing, and Dwelling Units in conjunction with any use listed in this section 3.2;
- (b) Institutional Uses, limited to Child Day Care Facility, Social Service Centre, and Special Needs Residential Facility;
- (c) Live-Work Use;
- (d) Manufacturing Uses, limited to Bakery Products Manufacturing, Batteries Manufacturing, Clothing Manufacturing, Dairy Products Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products

Manufacturing - Class B, Furniture or Fixtures Manufacturing, Ice Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Miscellaneous Products Manufacturing - Class B, Non-metallic Mineral Products Manufacturing - Class B, Plastic Products Manufacturing, Printing or Publishing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Software Manufacturing, Textiles or Knit Goods Manufacturing, Tobacco Products Manufacturing, and Wood Products Manufacturing - Class B;

- (e) Office Uses;
- (f) Parking Uses;
- (g) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, Liquor Store, Vehicle Dealer, and Grocery or Drug Store;
- (h) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Bed and Breakfast Accommodation, Catering Establishment, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class B, Restaurant - Class 1, School - Arts or Self-Improvement, and School - Business;
- (i) Accessory Uses customarily ancillary to the uses listed in this section 3.2; and
- (j) Interim Uses not listed in this section 3.2, and accessory uses customarily ancillary to them, if:
  - (i) the Director of Planning or Development Permit Board considers that the interim use will be compatible with and not adversely affect adjacent development, that either exists or that this By-law allows,
  - (ii) the Director of Planning or Development Permit Board is satisfied that the interim use is easily removable and is of low intensity or low in capital investment,
  - (iii) the Director of Planning or Development Permit Board is satisfied that there is no risk to the public from contaminated soils, either on or adjacent to CD-1 (531), and
  - (iv) any development permit for an interim use has a time limit of three years.

#### Conditions of use

4.1 Dwelling units are in an "intermediate zone" as defined in the Noise Control By-law, and, as a result, are subject to the noise levels permitted in industrial and downtown districts.

- 4.2 The design and lay-out of at least 25% of the dwelling units must:
- (a) be suitable for family housing;
  - (b) include two or more bedrooms; and
  - (c) comply with Council's "High Density Housing for Families with Children Guidelines".
- 4.3 All uses except dwelling uses and institutional uses must have direct access to grade.
- 4.4 Any development permit issued for live-work uses must stipulate as permitted uses:
- (a) dwelling units;
  - (b) general office, health care office, barber shop or beauty salon, photofinishing or photography studio, or artist studio - Class A; and
  - (c) dwelling unit combined with any uses set out in subsection (b).

#### **Density**

- 5.1 Floor area for all permitted uses must not exceed 36 754 m<sup>2</sup>.
- 5.2 Computation of floor space ratio 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 and live-work use, 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.
- 5.3 Computation of floor space ratio must exclude:
- (a) open residential balconies or sun decks, entry alcoves 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 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) 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;
- (f) amenity areas including recreation facilities, and meeting rooms, except that the total area excluded must not exceed 1 000 m<sup>2</sup>; and
- (g) floor area of child day care facilities.

5.4 Computation of floor space ratio 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) 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;
- (c) 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;
- (d) despite section 5.2(c), open to below spaces or double height volumes in two-storey units, if the location of the first floor is within 2 m of grade to a maximum of 15% of the floor area of the first floor of that unit, for residential and live-work units;
- (e) features generally on the westerly facades of buildings to reduce solar gain, which may be in the form of french balconies and horizontal extensions; and
- (f) tool sheds, trellises and other garden structures, which support the use of intensive green roofs and urban agriculture, and, despite section 5.2(b), those portions of stairways and elevator enclosures, which are at the roof level providing access to the garden areas.

5.5 The use of floor space excluded under section 5.3 or 5.4, must not include any purpose other than that which justified the exclusion.

#### **Building height**

6.1 The building height, measured above base surface and to the top of the roof slab above the uppermost habitable floor, excluding parapet wall, must not exceed 46.0 m.

6.2 Section 10.11 of the Zoning and Development By-law is to apply, except that despite section 10.11 and section 6.1 of this By-law, the Director of Planning or Development Permit Board, as the case may be, may permit a greater height than otherwise permitted for structures, which support the use of intensive green roofs or urban agriculture, such as elevator and stair enclosures, amenity areas, tool sheds, trellises, and other garden structures.

#### **Horizontal angle of daylight**

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

7.2 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.

7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.

7.4 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 relax the horizontal angle of daylight requirement.

7.5 An obstruction referred to in section 7.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 (531).

7.6 A habitable room referred to in section 7.1 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 9.3 m<sup>2</sup>.

#### **Parking, loading, and bicycle spaces**

8. Any development or use of the site requires the provision and maintenance of off-street parking spaces, loading spaces, and bicycle spaces, in accordance with the Parking By-law.

#### **Acoustics**

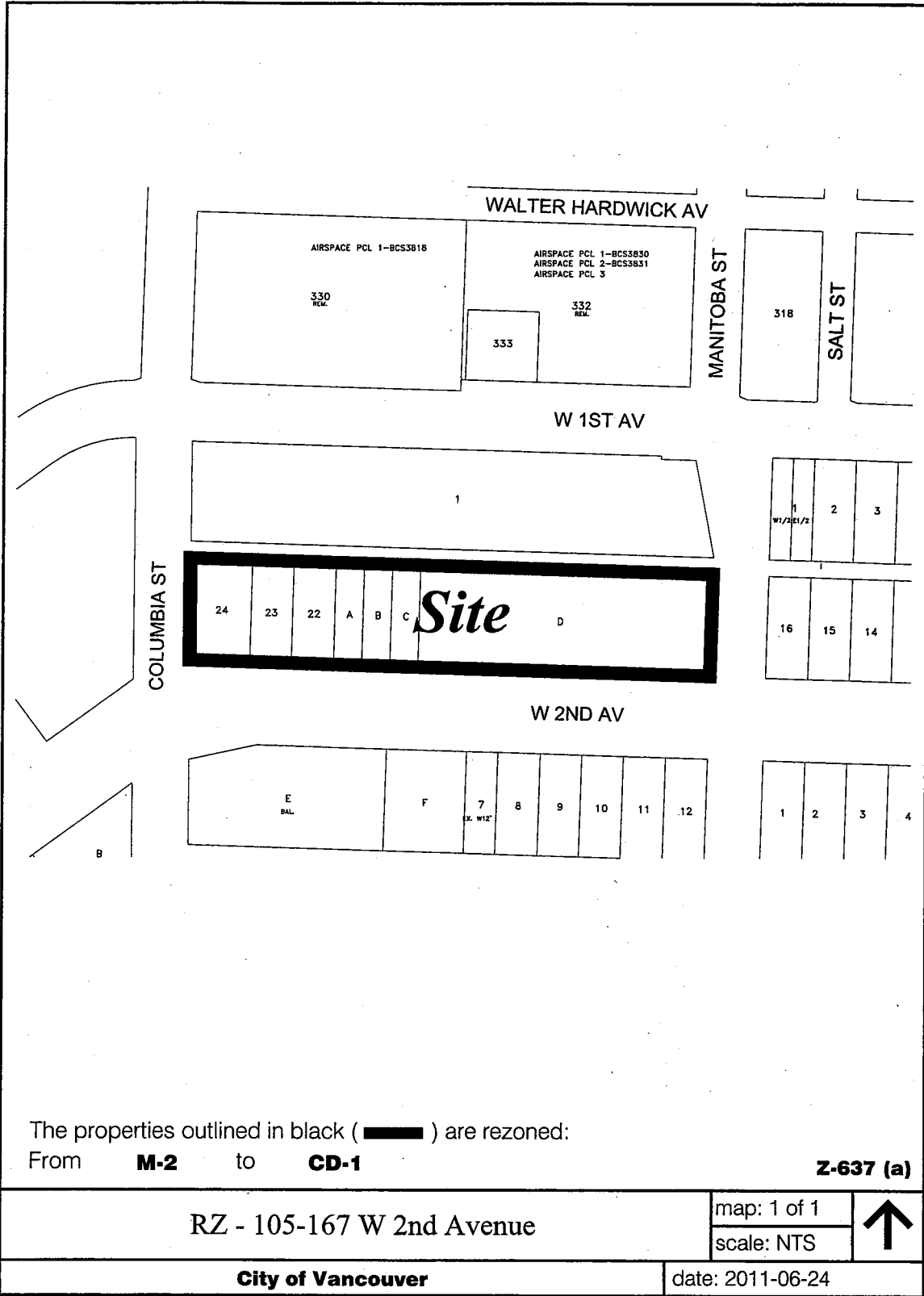
9. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below, do not exceed the noise level 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**

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





The properties outlined in black ( ) are rezoned:

From **M-2** to **CD-1**

**Z-637 (a)**

RZ - 105-167 W 2nd Avenue

map: 1 of 1

scale: NTS



City of Vancouver

date: 2011-06-24