

**EXPLANATION****A By-law to amend the Noise Control By-law  
Re: 2395-2469 Kingsway**

After the public hearing on October 18, 2016, Council resolved to amend the Noise Control By-law regarding this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
November 28, 2017



**EXPLANATION****A By-law to amend the Parking By-law  
Re: 2395-2469 Kingsway**

After the public hearing on October 18, 2016, Council resolved to add 2395-2469 Kingsway to Schedule C of the Parking By-law. The Director of Planning has advised that all prior to conditions have been satisfied, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
November 28, 2017



**EXPLANATION**

**A By-law to amend the Sign By-law  
Re: 2395-2469 Kingsway**

After the public hearing on October 18, 2016, Council resolved to amend the Sign By-law for this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
November 28, 2017

He

2395-2469 Kingsway

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

**A By-law to amend Sign By-law No. 11879**

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

1. To amend Schedule A of the Sign By-law, Council adds the following:  
 "2395-2469 Kingsway CD-1 (685) ~~By-law No. 11950~~ C-3A"
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Mayor

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

**EXPLANATION**

**Building By-law amending By-law  
Re: Fee increases**

The attached By-law will implement Council's resolution of October 31, 2017 to amend the Building By-law to increase fees for 2018.

Director of Legal Services  
November 28, 2017

HC

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

A By-law to amend  
Building By-law No. 10908 regarding Fees for 2018

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

1. This By-law amends the indicated provisions of Building By-law No. 10908.
2. Council:
  - (a) repeals Schedule A Fee Schedule attached to the Building By-law, and substitutes for it the Schedule A Fee Schedule attached to this By-law as Appendix A, which new Schedule of Fees is to form part of the Building By-law; and
  - (b) approves the fees set out in the new Fee Schedule.
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, 2018.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Mayor

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



**APPENDIX A**  
**SCHEDULE OF FEES**

**PART A - BUILDING**

- 1        The fees hereinafter specified shall be paid to the City with respect to and upon the application for the issue of a PERMIT as follows:
- (a)        Except as provided for in Clauses (b)(i) and (b)(ii) for the CONSTRUCTION of any BUILDING, or part thereof:
- When the estimated cost of the work, being the valuation referred to in Article 1.6.2.3. of Book I, Division C and Book II, Division C of this By-law, does not exceed \$5,000 or for the first \$5,000 of the estimated cost of the work \$137.00
- For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$5,000 but does not exceed \$50,000 \$8.80
- For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$50,000 \$4.40
- (b)(i)     For the installation, CONSTRUCTION, re-construction, ALTERATION or repair of, or ADDITION to, any CHIMNEY, FIREPLACE, INCINERATOR, VENTILATING SYSTEM, AIR-CONDITIONING SYSTEM, or HEATING SYSTEM, the fee shall be in accordance with Clause (a), except that a fee shall not be charged when the cost of such work is less than \$500.
- (b)(ii)    For the installation, CONSTRUCTION, re- construction, ALTERATION or repair of, or ADDITION to, any PHOTOVOLTAIC PANELS, and related roof ALTERATION or repair \$100.00
- (c)        For a permit for temporary OCCUPANCY of a part of a STREET, or of the AIR SPACE immediately ABOVE a part of a STREET, in accordance with Section 1.9. of Book I, Division C and Book II, Division C of this By-law, the daily fee for occupancy other than for a portable toilet shall be for each 10 m2 or part thereof, of STREET or of AIR SPACE part thereof, of STREET or of AIR SPACE immediately above such STREET to be occupied \$2.90
- Subject to a minimum fee of \$98.00
- Flat rate for each portable toilet \$98.00
- (d)        For an OCCUPANCY PERMIT not required by this By-law but requested \$204.00

**APPENDIX A**  
**SCHEDULE OF FEES**

(e)	For the demolition of a BUILDING, not including a ONE-FAMILY DWELLING, which has at any time since November 1, 1986 provided RESIDENTIAL OCCUPANCY, subject to Section 3:	
	For each DWELLING UNIT	\$1,000.00
	For each sleeping room in a multiple conversion dwelling, hotel or other BUILDING, which is or has been a principal dwelling or residence of a person, family or household	\$1,000.00
(f)	For the demolition of a ONE-FAMILY DWELLING, which has at any time since November 1, 1986 provided RESIDENTIAL OCCUPANCY, subject to Section 3	\$1,000.00
(g)	For the repair of building envelope pursuant to requirements of Book I, Division B, Part 5 for any residential building	Nil
2	The fees hereinafter specified shall be paid to the City as follows:	
(a)	For a required permit inspection for compliance with this By-Law which cannot be carried out during normal working hours and where there is a request to carry out the inspection after hours, the fee to be based on the time actually spent in making such inspection, at a minimum inspection time of four (4) hours, including traveling time:	
	For each hour or part thereof	\$278.00
(b)	For a plan review where an applicant requests in writing that the review be carried out during overtime:	
	For each hour or part thereof	\$278.00
(c)	For each special inspection of a BUILDING or structure to determine compliance with this By-law, and in respect of which no specific fee is otherwise prescribed, the fee to be based on the time actually spent in making the inspection:	
	For each hour or part thereof	\$184.00
(d)	For each REINSPECTION made necessary due to faulty work or	\$184.00

**APPENDIX A**  
**SCHEDULE OF FEES**

	materials or incomplete work requested to be inspected	
(e)	For each inspection of a drainage tile system:	
	For a one- or two-family residence	\$184.00
	For all other drain tile inspections:	
	When the estimated cost of the CONSTRUCTION of the BUILDING, being the valuation referred to in Article 1.6.2.3. of Book I, Division C and Book II, Division C does not exceed \$500,000	\$370.00
	When the estimated cost of the work exceeds \$500,000 but does not exceed \$1,000,000	\$738.00
	When the estimated cost of the work exceeds \$1,000,000	\$923.00
(f)	For a review of records pertaining to a BUILDING to provide the status of outstanding orders and other matters concerning the BUILDING:	
	For a one- or two-family residence	\$237.00
	For all other BUILDINGS	\$475.00
(g)	To access plans (electronic or on microfilm) or documents for viewing or copying	\$40.30
(h)	For each microfilm image or electronic file copied	\$11.10
(i)	For a request to renumber a BUILDING	\$879.00
(j)	For the extension of a BUILDING PERMIT where requested in writing by an applicant pursuant to Article 1.6.7.1. of Book I, Division C and Book II, Division C	50 percent of the original BUILDING PERMIT fee to a maximum of \$340.00
(k)	For the extension of a building permit by Council where requested in writing by an applicant pursuant to Article 1.6.7.4. of Book I, Division C and Book II, Division C	\$2,220.00
(l)	For review of plans, specifications, building materials,	

## APPENDIX A

### SCHEDULE OF FEES

	procedures or design methods for the purpose of revisions to an application or a permit in accordance with Article 1.5.2.13. and Section 1.6.6. of Book I, Division C and Book II, Division C	
	where the PERMIT relates to a ONE-FAMILY DWELLING or a SECONDARY SUITE	\$184.00
	plus for each hour, or part thereof, exceeding one hour	\$184.00
	where the PERMIT relates to any other BUILDING	\$556.00
	plus for each hour, or part thereof, exceeding one hour	\$278.00
(m)	For each RE-OCCUPANCY PERMIT after rectification of an UNSAFE CONDITION and related By-law violations	\$338.00
(n)	For review of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of an alternative solution for new construction under Article 2.3.2.1. Book I, Division C	
	for each application	\$778.00
(o)	For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of existing conditions with mitigating features	
	for each application	\$445.00
(p)	For review by the Alternative Solution Review panel	\$2,490.00
(q)	For the evaluation of a resubmission or revised submission made under Clauses (n) or (o) of this Section 2	\$278.00
3	Upon written application of the payor and on the advice of the General Manager of Community Services, the Director of Finance shall refund to the payor, or a designate of the payor, the fees paid pursuant to Clauses (e) and (f) of Section 1:	
(a)	for all demolished dwelling units in a building that will be replaced by a social housing or co-operative development that has received a Project Commitment Letter from the British Columbia Housing Management Commission or the Canada Mortgage and Housing Corporation; and	

**APPENDIX A**

**SCHEDULE OF FEES**

- (b) for each demolished dwelling unit that has been replaced by a dwelling unit occupied by rental tenants and not created pursuant to the Strata Property Act.

**PART B - PLUMBING**

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

**1. INSTALLATIONS**

For the Installation of:

One, two or three FIXTURES .....	\$184.00
Each additional FIXTURE.....	\$57.80

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

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

Alteration of Plumbing (no FIXTURES involved):

For each 30 metres of piping or part thereof .....	\$270.00
For each 30 metres of piping or part thereof, exceeding the first 30 metres .....	\$75.00
Connection of the City water supply to any hydraulic equipment .....	\$102.00

**2. INSPECTIONS OF FIRELINE SYSTEMS:**

Hydrant & Sprinkler System:

First two inspections for each 30 m of water supply pipe or part thereof .....	\$270.00
Each additional inspection for each 30 m of water supply pipe or part thereof ..	\$111.00

**Sprinklers:**

First head, one- or two-family dwelling.....	\$307.00
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**APPENDIX A**  
**SCHEDULE OF FEES**

First head, all other buildings .....	\$653.00
First head, renovations to existing sprinkler systems .....	\$190.00
Each additional head, all buildings (no limit on number) .....	\$3.40

**Firelines:**

Hose Cabinets .....	\$35.50
Hose Outlets.....	\$35.50
Wet & Dry Standpipes .....	\$35.50
Standpipes .....	\$35.50
Dual Check Valve In-flow Through Devices.....	\$35.50
Backflow Preventer.....	\$184.00

**Wet & Dry Line Outlets:**

Each connection .....	\$35.50
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NOTE: A Siamese connection shall be considered as two dry line outlets.

Each Fire Pump .....	\$287.00
Each Fire Hydrant .....	\$88.00

**3. RE-INSPECTIONS**

For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected .....	\$184.00
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**4. SPECIAL INSPECTIONS**

Each inspection to establish fitness of any existing fixture for each hour or part thereof .....	\$184.00
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An inspection outside normal working hours and at a minimum inspection time of four (4) hours, including traveling time, for each hour or part thereof .....	\$278.00
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**APPENDIX A**  
**SCHEDULE OF FEES**

**5. BUILDING SEWER INSPECTIONS**

First two inspections for each 30 m of BUILDING SEWER or part thereof ..... \$270.00

Each additional inspection for each 30 m of BUILDING SEWER or part thereof ... \$111.00

EXPLANATION

Electrical By-law amending By-law  
Re: 2018 Fee increases

The attached By-law will implement Council's resolution of October 31, 2017 to amend the Electrical By-law to increase fees for 2018.

Director of Legal Services  
November 28, 2017



HC.

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

**A By-law to amend  
Electrical By-law No. 5563 Regarding Fees for 2018**

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

1. This By-law amends the indicated provisions of Electrical By-law No. 5563.
2. Council:
  - (a) repeals Schedule A of the Electrical By-law, and substitutes for it Schedule A attached to this By-law as Appendix A, which new Schedule A is to form part of the Electrical By-law; and
  - (b) approves the fees set out in the new Schedule A.
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, 2018.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Mayor

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

APPENDIX A

SCHEDULE A

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

When the estimated cost does not exceed \$250 .....	\$69.00
When the estimated cost exceeds \$250 but does not exceed \$500 .....	\$93.00
When the estimated cost exceeds \$500 but does not exceed \$700 .....	\$121.00
When the estimated cost exceeds \$700 but does not exceed \$1,000.....	\$158.00
When the estimated cost exceeds \$1,000 but does not exceed \$10,000.....	\$158.00
plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000 .....	\$52.00
When the estimated cost exceeds \$10,000 but does not exceed \$50,000 .....	\$722.00
plus for every \$1,000 of the estimated costs, or part thereof, over \$10,000.....	\$28.00
When the estimated cost exceeds \$50,000 but does not exceed \$100,000 .....	\$2,040.00
plus for every \$1,000 of the estimated costs, or part thereof, over \$50,000.....	\$17.00
When the estimated cost exceeds \$100,000 but does not exceed \$500,000.....	\$3,020.00
plus for every \$1,000 of the estimated costs, or part thereof, over \$100,000 .....	\$12.00
When the estimated cost exceeds \$500,000 but does not exceed \$1,000,000 ...	\$8,480.00
plus for every \$1,000 of the estimated cost, or part thereof, over \$500,000 .....	\$9.00
When the estimated cost exceeds \$1,000,000 .....	\$13,960.00
plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000,000 .....	\$4.00

2. **The temporary power permit shall be valid for one year and the fee shall be:**
  - (a) for single and two-family dwellings ..... \$374.00
  - (b) for all other uses where the temporary power is supplied from a power source not exceeding 750v ..... \$396.00
  - (c) for all other uses where the temporary power is supplied from a voltage power exceeding 750v ..... \$1,090.00
  
3. **The City Electrician may issue an annual permit where one person, firm or corporation has more than one site, the fee for an annual permit for any one building or site shall be as follows:**

Total service rating up to and including the first 500 kVA .....	\$380.00
For 10 kVA or part thereof exceeding the first 500 kVA .....	\$8.00
Subject to a maximum fee of .....	\$4,810.00
  
4. **Fees for an Electrical Permit for the Entertainment and Film industry**
  - (a) For an annual permit for filming in a single location ..... \$567.00
  - (b) For an annual fee for filming in multiple locations ..... \$1,090.00
  - (c) For a Temporary permit for filming in single or multiple locations

for up to 14 days .....	\$184.00
for 15 to 30 days .....	\$370.00
for 31 to 60 days .....	\$554.00
for 61 to 90 days .....	\$923.00
  
5. **The fee for staff time spent inspecting of electrical work or reviewing resubmitted or amended plans to determine compliance with this By-law, if a permit holder deviates from approved plans, for each hour or part thereof .....** \$184.00
  
6. **The fee for an inspection of electrical work where errors or omissions were found at a previous inspection shall be .....** \$184.00
  
7. **The fee for inspection and plan review outside normal working hours and at a minimum inspection and review time of four (4) hours, including traveling time, shall be for each hour or part thereof .....** \$265.00

**8. Fees for an Electrical Permit for installations related to tents or similar structures**

- (a) Where each installation that is supplied from a portable single-phase generator rated at not more than 5 kW.....\$93.00
  
- (b) Where each installation that is supplied from a portable generator rated at more than 5 kW or from any other temporary or permanent power source not exceeding 750 V
  - for up to 14 days ..... \$184.00
  - for 15 to 30 days ..... \$368.00
  - for 31 to 60 days ..... \$553.00
  - for 61 to 90 days ..... \$921.00
  
- (c) Where each installation is supplied from a High Voltage power source .....\$1,110.00

**EXPLANATION**

**Gas Fitting By-law amending By-law  
Re: 2018 Fee increases**

The attached By-law will implement Council's resolution of October 31, 2017 to amend the Gas Fitting By-law to increase fees.

Director of Legal Services  
November 28, 2017

116

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

A By-law to amend  
Gas Fitting By-law No. 3507 Regarding Fees for 2018

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

1. This By-law amends the indicated provisions of Gas Fitting By-law No. 3507.
2. Council:
  - (a) repeals the Fee Schedule of the Gas Fitting By-law and substitutes for it the Fee Schedule attached to this By-law as Appendix A, which new Fee Schedule is to form part of the Gas Fitting By-law; and
  - (b) approves the fees set out in the new Fee Schedule attached as Appendix A.
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, 2018.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Mayor

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

**APPENDIX A**  
**FEE SCHEDULE**

**Domestic Installations:**

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

One, two or three appliances .....	\$184.00
Each additional appliance.....	\$58.00
Each replacement water heater or gas range.....	\$102.00

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

**Commercial and Industrial Installations**

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

65,000 or less .....	\$234.00
65,001 to 200,000 .....	\$251.00
200,001 to 409,000 .....	\$286.00
Over 409,000 .....	\$348.00

in addition to all costs incurred by the inspector.

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

One, two or three units .....	\$184.00
Each additional unit.....	\$58.00

**Piping Permits (no appliances)**

For first 60 m of house piping or part thereof .....	\$184.00
Every 30 m or part thereof exceeding the first 60 m .....	\$71.00

**Re-inspections**

For each reinspection made necessary due to faulty work or materials or incomplete work requested to be inspected .....	\$184.00
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**Special Inspections**

To establish the fitness of any existing installations, for each hour or part thereof ..... \$184.00

If conducted with a Plumbing Inspection, for each hour of part thereof ..... \$184.00

If outside normal working hours, and at a minimum inspection time of four (4) hours, including traveling time, for each hour or part thereof ..... \$278.00



**EXPLANATION****Miscellaneous Fees By-law amending By-law  
Re: 2018 Fee increases**

The attached By-law will implement Council's resolution of October 31, 2017 to amend the Miscellaneous Fees By-law to increase fees for 2018.

Director of Legal Services  
November 28, 2017

11c

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

**A By-law to amend  
Miscellaneous Fees By-law No. 5664  
Regarding Fees for 2018**

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

- 1. This By-law amends the indicated provisions of Miscellaneous Fees By-law No. 5664.
- 2. Council:
  - (a) repeals Schedule 1 of the Miscellaneous Fees By-law, and substitutes for it Schedule 1 attached to this By-law as Appendix A, which new Schedule 1 is to form part of the Miscellaneous Fees By-law; and
  - (b) approves the fees set out in the new Schedule 1.
- 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, 2018.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Mayor

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

**APPENDIX A**

**Schedule 1**

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

- 1. For adoption or amendment of an Area Development Plan:
  - Up to 0.4 ha (43,128 sq. ft.) site area .....\$30,100.00
  - For each additional 100 m<sup>2</sup> (1,080 sq. ft.) of site area, or part thereof ..... \$292.00
  - Maximum fee ..... \$120,000.00

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

- 2. For an amendment to the text of an Official Development Plan and any associated Area Development Plan .....\$45,200.00

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

- 3. For an amendment of a regional or provincial land use designation..... \$3,040.00

**Research Requests**

- 4. For research requests:
  - (a) Research requests requiring up to a maximum of 2 hours of staff time ..... \$244.00
  - (b) Extensive research requests (as time and staffing levels permit):
    - For each additional hour or part thereof beyond the 2 hours referred to in clause (a) above ..... \$122.00

**Site Profile Review**

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

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

- 6. For the filing of an appeal..... \$474.00

**Approved Use Research Requests**

- 7. Provide written information on the approved use of a building in accordance with the Zoning & Development and Vancouver Building By-laws
  - (a) Residential .....\$55.60

- (b) Commercial (one unit only) ..... \$55.60
- (c) Commercial and/or mixed use (all units) requiring up to a maximum  
of 2 hours of staff time ..... \$244.00
- For each additional hour or part thereof beyond the 2 hours referred  
in Clause (c) above ..... \$122.00

**Producing Permit/Document Copies**

- 8. Provide paper copies of permits or specific documents from either  
microfiche or our images database
  - (a) 1 to 3 paper copies ..... \$54.00
  - (b) Each additional copy ..... \$10.60

**File Research Environmental**

- 9. Provide written information as to whether *the City* records indicate that a  
property has any contamination or environmental issues . ..... \$244.00

**Building Grades**

- 10. The following fees shall be paid to the City for the review of design elevations  
of streets or lanes where they adjoin a building site, as required with a  
Development and/or Building Permit application:
  - (a) Where City of Vancouver Staff are required to complete a survey for the  
purpose of calculating the design elevations of the required streets and  
lanes:
    - Length of property abutting street or lane, or both, is
      - Up to 31 m ..... \$1,440.00
      - Over 31 m and up to 90 ..... \$1,720.00
      - Over 90 m and up to 150 m ..... \$2,420.00
      - Over 150 m and up to 300 m ..... \$3,570.00
      - Over 300 m ..... \$5,290.00
  - (b) Where the applicant provides approved building grade survey information  
to the City for the purpose of calculating the design elevations of the  
required streets and lanes:
    - Length of property abutting street or lane, or both, is
      - Up to 31 m ..... \$430.00
      - Over 31 m and up to 90 m ..... \$570.00
      - Over 90 m and up to 150 m ..... \$710.00

Over 150 m and up to 300 m .....	\$1,000.00
Over 300 m .....	\$1,580.00

**11. Traffic Management Plan Review**

(a) Where the review is less than 1 hour of staff time .....	\$55.60
(b) Where the review is 1 to 15 hours of staff time.....	\$556.00
(c) Where the review is over 15 hours of staff time .....	\$1,560.00

**12. Discharge of a Registered Encumbrance**

(a) Where the review is less than 2 hours of staff time .....	\$222.00
(b) Where the review is more than 2 hours of staff time .....	\$556.00

**13. Road Closure Fee .....** \$9,340.00

**EXPLANATION**

**A By-law to amend the Noise Control By-law  
regarding 2018 Fee Increase**

Enactment of the attached By-law will implement Council's resolution of October 31, 2017, to increase fees for 2018.

Director of Legal Services  
November 28, 2017



**APPENDIX A**

**Schedule E**

**Application under section 17 of the within Noise Control By-law**

The application noted in section 17(1) shall be in writing and submitted to the Director of Licences and Inspections at least five working days prior to the date of the proposed activity, and shall contain:

- (a) the name, address, and telephone number of the applicant;
- (b) the address of the construction site;
- (c) the building permit number, if applicable;
- (d) the reason(s) the exception is sought;
- (e) a description of the source(s) of noise in respect of which the exception is sought;
- (f) the exact period of time for which the exception is desired;
- (g) the reason(s) why the exception should be given;
- (h) a statement of the measures planned or presently being taken to minimize the sound or noise; and
- (i) a non-refundable application fee of:
  - (i) for an application submitted at least five working days prior to the date of the proposed activity ..... \$165.00
  - (ii) for an application submitted less than five working days prior to the date of the proposed activity ..... \$329.00



**EXPLANATION**

**Protection of Trees By-law amending By-law  
Re: 2018 Fee increases**

The attached By-law will implement Council's resolution of October 31, 2017 to amend the Protection of Trees By-law to increase fees for 2018.

Director of Legal Services  
November 28, 2017

HC

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

**A By-law to amend  
Protection of Trees By-law No. 9958  
Regarding Fees for 2018**

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

1. This By-law amends the indicated provisions of Protection of Trees By-law No. 9958.
2. From the Protection of Trees By-law, Council repeals section 4.4 (c), and substitutes:  
“4.4 (c) a non-refundable application fee of:
  - (i) \$73.00 for a tree permit to remove the first tree in a 12 month period, and
  - (ii) \$211.00 to remove each subsequent tree during that same 12 month period; and”
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, 2018.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Mayor

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

**EXPLANATION**

**Secondary Suite Inspection Fee By-law  
amending By-law  
Re: 2018 Fee increases**

The attached By-law will implement Council's resolution of October 31, 2017 to amend the Secondary Suite Inspection Fee By-law to increase fees.

Director of Legal Services  
November 28, 2017

HC

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

**A By-law to amend  
Secondary Suite Inspection Fee By-law No. 6553  
Regarding Fees for 2018**

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

1. This By-law amends the indicated provisions of Secondary Suite Inspection Fee By-law No. 6553.
2. From the Secondary Suite Inspection Fee By-law, Council repeals section 3, and substitutes:
  - "3. Where an application for a special inspection of a suite is made:
    - (a) within 60 days of the notification date, the applicant shall pay a fee, including all the inspections referred to in section 1, of \$184.00; or
    - (b) more than 60 days after the notification date, the applicant shall pay a fee, including all of the inspections referred to in section 1, of \$552.00."
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, 2018.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Mayor

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

**EXPLANATION**

**A By-law to amend the Subdivision By-law  
Re: 2018 fee increases**

Enactment of the attached By-law will implement Council's resolution of October 31, 2017, to increase fees for 2018.

Director of Legal Services  
November 28, 2017

HC

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

**A By-law to amend  
Subdivision By-law No. 5208 Regarding Fees for 2018**

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

1. This By-law amends the indicated provisions of Subdivision By-law No. 5208.
2. Council:
  - (a) repeals Schedule F Fees of the Subdivision By-law, and substitutes for it Schedule F attached to this By-law as Appendix A, which new Schedule F is to form part of the Subdivision By-law; and
  - (b) approves the fees set out in the new Schedule F.
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, 2018.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Mayor

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

## APPENDIX A

### Schedule F Fees

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

- |   |   |              |
|---|---|--------------|
| 1 | <b>CLASS I (Major)</b> - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is:<br>(i) more than 40 000 m <sup>2</sup> in area; or (ii) where the site is between 10 000 m <sup>2</sup> and 40 000 m <sup>2</sup> in area and the subdivision is reasonably likely to require that legal agreements be registered on title as a condition of subdivision approval; but in either case where the subdivision is not described in Section 4.5(a), (b) or (c) of this By-law | \$113,400.00 |
| 2 | <b>CLASS II (Intermediate)</b> - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is between 4 000 m <sup>2</sup> and 10 000 m <sup>2</sup> in area and the subdivision is reasonably likely to require that legal agreements be registered on title as a condition of subdivision approval, but where the subdivision is not described in Section 4.5(a), (b) or (c) of this By-law or in Class I  | \$56,700.00  |
| 3 | <b>CLASS III (Minor)</b> - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is: (i) less than 4 000 m <sup>2</sup> in area; or (ii) where the subdivision is unlikely to require that legal agreements be registered on title as a condition of subdivision approval; but in either case where the subdivision is not described in section 4.5(a) or (b) of this By-law or in Class I or II   | \$9,760.00   |
| 4 | <b>CLASS IV (Dedication)</b> - For an application to subdivide as described in Section 4.5(a) or (b) of this By-law   |              |
|   | (a) where such subdivision is required as a condition of enactment of a zoning by-law, or is otherwise required by the City Engineer  | \$479.00     |
|   | (b) where such subdivision is required by the Director of Planning or Development Permit Board as a condition of issuance of a development permit, or is otherwise initiated by the owner except as arising from rezoning approval  | No Fee       |

5	<b>CLASS V (Air Space)</b> - For an application to subdivide made pursuant to Part 9 (Air Space Titles) of the Land Title Act	
	(a) for developments having a Floor Space Ratio (FSR) of greater than 3.0	\$81,400.00
	(b) for developments having a Floor Space Ratio (FSR) of 3.0 or less or where the application is solely for the purpose of creating air space parcels to secure separate tenure for public benefits such as libraries, theatres and other cultural amenities, for-profit affordable rental housing, social housing or day care	\$42,600.00
6	<b>CLASS VI (Freehold Rowhouses)</b> – For an application to subdivide pursuant to Section 223.2 of the Land Title Act	\$9,760.00
	plus per freehold lot	\$1,280.00
7	<b>RECLASSIFICATION</b> - For an application to change from one sub-area to another sub-area in the RS-1, RS-3, RS-3A, RS-5, or RS-6 Zoning District	\$4,960.00
8	<b>STRATA APPLICATIONS</b> - For an application to convert an existing building to strata title ownership pursuant to Section 242 of the Strata Property Act; or amend Strata Plans pursuant to Part 15 of the Strata Property Act; or for Phased Strata applications made pursuant to Section 13 of the Strata Property Act	\$4,960.00

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



## EXPLANATION

### Zoning and Development Fee By-law amending By-law regarding 2018 fee increases

Enactment of the attached By-law will implement Council's resolution of October 31, 2017, to increase fees for 2018.

Director of Legal Services  
November 28, 2017

HC.

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

**A By-law to amend  
Zoning and Development Fee By-law No. 5585  
Regarding Fees for 2018**

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

1. This By-law amends the indicated provisions of Zoning and Development Fee By-law No. 5585.
2. Council:
  - (a) repeals Schedule 1 of Appendix E of the Zoning and Development Fee By-law, and substitutes for it Schedule 1 attached to this By-law as Appendix A, which new Schedule 1 is to form part of the Zoning and Development Fee By-law;
  - (b) repeals Schedule 2 of Appendix E of the Zoning and Development Fee By-law, and substitutes for it Schedule 2 attached to this By-law as Appendix B, which new Schedule 2 is to form part of the Zoning and Development Fee By-law; and
  - (c) approves the fees set out in the new Schedules 1 and 2.
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, 2018.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Mayor

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

APPENDIX A

Schedule 1

Development Permits

Current Fees

One-Family Dwelling, One-Family Dwelling with Secondary Suite, Two-Family Dwelling, Two-Family Dwelling with Secondary Suite and Laneway House

- 1. For a new one-family dwelling, one-family dwelling with secondary suite, two-family dwelling, or two-family dwelling with secondary suite, and its accessory building or accessory use to an existing one or two-family dwelling or one or two-family dwelling with secondary suite, where such an addition, alteration, change of use, accessory building or accessory use is equal to or greater than 60 m<sup>2</sup> in gross floor area:
  - (a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law ..... \$1,960.00
  - (b) where the permit would be issued as a conditional approval, except as provided for in Sections 1(a), 1(c) and 1C ..... \$2,840.00
  - (c) where the permit would be issued as a conditional approval after proceeding to a review by a Council-appointed advisory design panel ..... \$4,690.00
- 1A. Except as provided for in Section 1B, for an addition, alteration, relaxation, change of use, accessory building or accessory use to an existing one or two-family dwelling or one or two-family dwelling with secondary suite where such addition, alteration, change of use, accessory building or accessory use is less than 60 m<sup>2</sup> in gross floor area:
  - (a) where the permit would be issued as an outright approval, or where a relaxation of the required yards, building depth or maximum building height is required and where the relaxation of a required rear yard would be less than 60% of what is required by the applicable District Schedule, or where the permit would be issued as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law ..... \$511.00
  - (b) in all other cases ..... \$1,007.00
- 1B. For conversion of a one-family dwelling to a one-family dwelling with secondary suite ..... \$700.00
- 1C. Notwithstanding Section 1, for a one-family dwelling in the RS-3, RS-3A, RS-5, RS-6 or RS-7 Districts which includes permission by the Director of Planning to increase the maximum Floor Space Ratio otherwise permitted by the District Schedule ..... \$3,350.00

- 1D. Despite Section 1, for a two-family dwelling in the RS-7 District which includes permission by the Director of Planning to increase the maximum permitted Floor Space Ratio otherwise permitted by the District Schedule ..... \$3,350.00
- 1E. For a permit for a laneway house:
  - (a) where the laneway house is one-storey and there is no relaxation of siting or maximum height required ..... \$1,250.00
  - (b) in all other cases ..... \$1,920.00

**Multiple Dwellings and Freehold Rowhouses**

- 2. For a multiple dwelling or freehold rowhouse, or for an addition to an existing multiple dwelling or freehold rowhouse:
  - (a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law:
    - Each 100 m<sup>2</sup> of gross floor area or part up to 500 m<sup>2</sup> ..... \$1,112.00
    - For each additional 100 m<sup>2</sup> of gross floor area or part ..... \$556.00
    - Maximum fee ..... \$45,100.00
  - (b) where the permit would be issued as a conditional approval, except as provided in Section 2 (a):
    - Each 100 m<sup>2</sup> of gross floor area or part up to 500 m<sup>2</sup> ..... \$1,515.00
    - For each additional 100 m<sup>2</sup> of gross floor area or part ..... \$1,013.00
    - Maximum fee ..... \$200,000.00

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

- 3. For a new principal building or use, or for an addition to an existing building or use, being in all cases other than a one or two-family dwelling and a multiple dwelling:
  - (a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law:
    - Each 100 m<sup>2</sup> of gross floor area or part up to 500 m<sup>2</sup> ..... \$764.00
    - For each additional 100 m<sup>2</sup> of gross floor area or part ..... \$367.00
    - Maximum fee ..... \$37,500.00
  - (b) where the permit would be issued as a conditional approval except as provided in Section 3(a):
    - Each 100 m<sup>2</sup> of gross floor area or part up to 500 m<sup>2</sup> ..... \$1,341.00

For each additional 100 m <sup>2</sup> of gross floor area or part .....	\$834.00
Maximum fee .....	\$200,000.00

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

4. For an accessory building or accessory use to a principal building or principal use already existing, or for an alteration, relaxation, or change of use to an existing building, being in all cases other than a one or two-family dwelling:
- (a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law:
- |   |            |
|---|------------|
| Each 100 m <sup>2</sup> of gross floor area or part thereof ..... | \$658.00   |
| Maximum fee .....   | \$5,265.00 |
- (b) where the permit would be issued as a conditional approval, except as provided in Section 4 (a):
- |   |            |
|---|------------|
| Each 100 m <sup>2</sup> of gross floor area or part thereof ..... | \$928.00   |
| Maximum fee .....   | \$6,638.00 |
- (c) where the change of use does not require a comprehensive development review or minor amendment .....
- |  |          |
|--|----------|
|  | \$334.00 |
|--|----------|

**Outdoor Uses**

5. For a parking area, storage yard, nursery, or other development which, in the opinion of the Director of Planning, is similar:
- (a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law:
- |   |          |
|---|----------|
| Each 200 m <sup>2</sup> of site area or part up to 1 000 m <sup>2</sup> ..... | \$511.00 |
| Each additional 200 m <sup>2</sup> of site area or part .....                 | \$174.00 |
- (b) where the permit would be issued as a conditional approval, except as provided in Section 5 (a):
- |   |          |
|---|----------|
| Each 200 m <sup>2</sup> of site area or part up to 1 000 m <sup>2</sup> ..... | \$700.00 |
| Each additional 200 m <sup>2</sup> of site area or part .....                 | \$334.00 |
- 5A. For a Farmers' Market .....
- |  |          |
|--|----------|
|  | \$618.00 |
|--|----------|

**Developments Requiring Development Permit Board Approval**

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

- (a) instead of the fees referred to in Sections 1 to 4:
  - Each 100 m<sup>2</sup> of gross floor area or part up to 15 000 m<sup>2</sup> ..... \$1,190.00
  - Each additional 100 m<sup>2</sup> of gross floor area or part over 15 000 m<sup>2</sup> ..... \$227.00
- (b) instead of the fees referred to in Section 5:
  - Each 200 m<sup>2</sup> of site area or part up to 1 000 m<sup>2</sup> ..... \$771.00
  - Each additional 200 m<sup>2</sup> of site or part..... \$373.00

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

- 7. For a child daycare facility, cultural facility or social service centre, where the applicant is an incorporated non-profit society ..... \$649.00

**Demolitions**

- 8. For the demolition of residential rental accommodation, a building listed on the Heritage Register or a residential building located in the RS-1, RS-3, RS-3A, RS-5 and RS-6 or FSD District ..... \$356.00

**Preliminary Applications**

- 9. For an application in preliminary form only.....25% of the fee that would, except for this provision, apply (with a minimum fee of \$742.00)

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

**Revisions**

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

where the permit is to be issued under:

- (a) sections 1 and 7 of this schedule ..... \$334.00
- (b) all other sections of this schedule .....10% of the fee that would, except for this provision, apply (with a minimum fee of \$612.00)

**Minor Amendments**

- 11. For each minor amendment to a permit where less than 15% of the gross floor area or building exterior is altered or less than 15% of the gross floor area is changed in use and:
  - (a) where the original permit was issued under Sections 1 and 7 of this schedule ..... \$334.00
  - (b) where the original permit was issued under any other section of this schedule or where the exterior alterations are to a commercial building which has no development permit authorizing its construction and where the alterations are to not more than one storey ..... 25% of the fee that would, except for this provision, apply (with a minimum fee of \$334.00)

**Extensions And Renewals**

- 12. For an extension of the period of validity of a development permit application or a development permit, or for a renewal of a development permit which has become void ..... \$700.00
- 13. For the renewal of a development permit issued with specified time limitations where the conditions of approval have not changed:
  - (a) for a community care facility or all uses where the applicant is a duly incorporated non-profit society ..... \$311.00
  - (b) for all other uses ..... \$656.00

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

**Board of Variance Appeals**

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

**Application Following Refusal**

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

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

- 16. For a development permit application in a CD-1 district where a change to the form of development requires Council approval and where such change is not accompanied by an amendment to, or adoption of, a CD-1 By-law .....\$5,177.00 plus the development application fees that would, except for this provision, apply

**Maintenance of Heritage Buildings**

- 17. For a permit for the maintenance or minor repair of a building, structure, use or site designated under the Heritage By-law or located in an HA District or in a heritage conservation area ..... \$64.00

**Awnings**

- 18. For an awning where the permit will be issued combined with a building permit or a sign permit. .... \$222.00

**Higher Building Application Fee**

- 19. Despite any other provision in this schedule 1 to the contrary, for an application for a building that will exceed 137 m, unless fee was collected under Schedule 2 during Rezoning.....\$52,000.00



APPENDIX B

Schedule 2

Current Fees

Zoning By-law Amendments

Change Zoning District (Except to CD-1)

1. For an amendment to the Zoning District Plan to redesignate from one zoning district to any other zoning district except a new Comprehensive Development District:  
Up to 4 000 m<sup>2</sup> site area .....\$14,000.00  
For each additional 100 m<sup>2</sup> of site area or part thereof ..... \$314.00  
Maximum fee..... \$140,200.00

Text Amendments (Except CD-1)

2. For an amendment to the text of the Zoning and Development By-law .....\$28,100.00

New CD-1 or Amendment to Existing CD-1 (Not Contemplated in an ODP)

3. For an amendment to the Zoning District Plan to redesignate from a zoning district to a new Comprehensive Development District that is not contemplated in an Official Development Plan,  
-or-  
for an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District By-law that is not contemplated in an Official Development Plan:
  - (a) Within the downtown area shown on Map 1, where the site area is smaller than 40 000 m<sup>2</sup>:  
Up to 2 000 m<sup>2</sup> site area..... \$113,410.00  
For each additional 100 m<sup>2</sup> of site area or part thereof ..... \$805.00
  - (b) Outside the downtown area shown on Map 1, where the site area is smaller than 8 000 m<sup>2</sup>:  
For the first 2 000 m<sup>2</sup> of site area .....\$47,300.00  
For each additional 100 m<sup>2</sup> of site area or part thereof ..... \$805.00
  - (c) Outside the downtown area shown on Map 1, where the site area is 8 000 m<sup>2</sup> or greater but smaller than 40 000 m<sup>2</sup>:  
For the first 8 000 m<sup>2</sup> of site area ..... \$113,410.00  
For each additional 100 m<sup>2</sup> of site area or part thereof ..... \$805.00
  - (d) where the site area is 40 000 m<sup>2</sup> or greater:

For the first 40 000 m<sup>2</sup> ..... \$832,700.00  
 For each additional 100 m<sup>2</sup> of site area or part thereof ..... \$1,716.00

**New CD-1 or Amendment to Existing CD-1 (Contemplated in an ODP)**

4. For an amendment to the Zoning District Plan to redesignate from a zoning district to a new Comprehensive Development District that is contemplated in an Official Development Plan  
 -or-  
 for an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District By-law that is contemplated in an Official Development Plan

Up to 4 000 m<sup>2</sup> site area ..... \$211,400.00  
 For each additional 100 m<sup>2</sup> of site area or part thereof ..... \$1,700.00

5. Despite sections 3 and 4 of this Schedule 2, for a site area of 40 000 m<sup>2</sup> or more, if the complexity or scope of an amendment with regard to the second or subsequent phase of a development is, in the opinion of the Director of Planning, significantly less than that of the first phase by reason of the existence of a land use policy statement or official development plan approved by Council within 10 years preceding the date of the application for the amendment, then the fee for such second or subsequent phase is to be:

For the first 40 000 m<sup>2</sup> of site area..... \$825,100.00  
 For each additional 100 m<sup>2</sup> of site area ..... \$221.00

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

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

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

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

For the first 40 000 m<sup>2</sup> of site area ..... \$195,900.00  
 For each additional 100 m<sup>2</sup> of site area or part thereof ..... \$435.00

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

- (a) For an amendment to the Zoning District Plan to redesignate from a zoning district to a new Comprehensive Development District that is contemplated in an Official Development Plan or that is not contemplated in an Official Development Plan but relates to a site area of 40 000 m<sup>2</sup> or more; or
- (b) For an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District that is contemplated in an Official Development Plan or that is not contemplated in an Official Development Plan but relates to a site area of 40 000 m<sup>2</sup> or greater; provided, that, in both cases,
  - (i) the approved or existing form of development is retained on at least 75% of the site area, or
  - (ii) the floor space ratio of buildings already existing on the site is not increased by more than 25% or 0.5, whichever is the greater, or
  - (iii) the Director of Planning determines that the application is similarly limited in scope having regard to use and form of development:

Up to 4 000 m <sup>2</sup> site area .....	\$42,700.00
For each additional 100 m <sup>2</sup> of site area or part thereof .....	\$435.00
Maximum fee .....	\$170,100.00

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

8. Notwithstanding sections 3, 4 and 6 of this schedule:

For an amendment to an existing CD-1 By-law where no more than one section required amendment .....\$18,750.00

**Higher Building Application Fee**

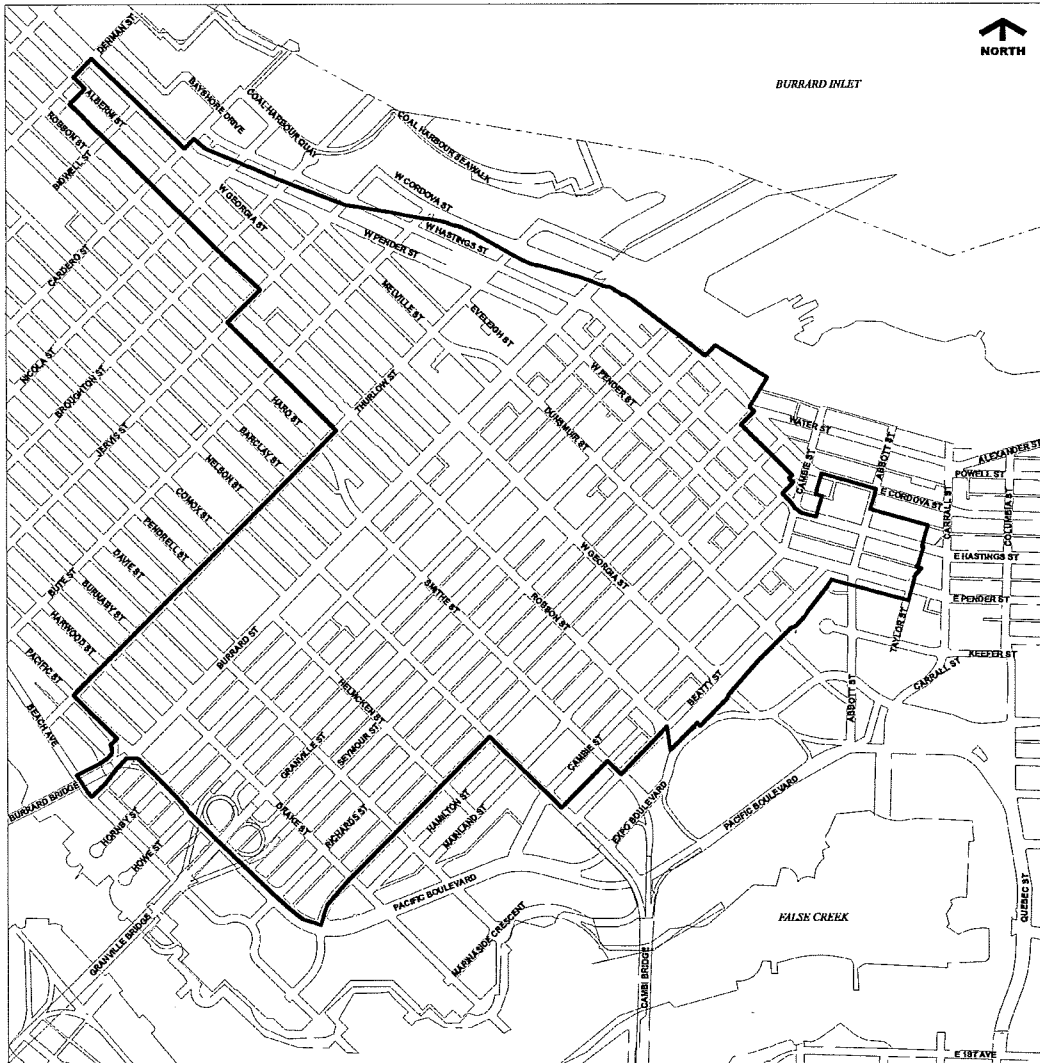
9. Despite any other provision in this schedule 2 to the contrary, the additional fee for an application for a rezoning for a building that will exceed 137 m .....\$52,000.00

**Application for Rezoning Advice**

10. (a) Fee for reviewing drawings and providing comments pursuant to application for rezoning advice where application for rezoning has not yet been made ..... \$3,620.00

(b) Fee for reviewing drawings and providing comments to an incorporated non-profit society pursuant to application for rezoning advice where application for rezoning has not yet been made ..... \$362.00

Map 1 - Downtown Area



## EXPLANATION

### A By-law to amend the Noise By-law Re: 530 Drake Street

After the public hearing on January 24, 2017, Council resolved to amend the Noise By-law regarding this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
November 28, 2017

HC

530 Drake 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 (Activity Zone) By-law No. 6555, at the end, Council adds:

“CD-1 (686) By-law No. 11951 530 Drake 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 \_\_\_\_\_, 2017

\_\_\_\_\_  
Mayor

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

**EXPLANATION****A By-law to amend the Parking By-law  
Re: 530 Drake Street**

After the public hearing on January 24, 2017, Council resolved to add 530 Drake Street to Schedule C of the Parking By-law. The Director of Planning has advised that all prior to conditions have been satisfied, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
November 28, 2017





## EXPLANATION

**A By-law to amend the Sign By-law  
Re: 530 Drake Street  
(Covenant House)**

After the public hearing on January 24, 2017, Council resolved to amend the Sign By-law for this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
November 28, 2017

He

530 Drake Street  
(Covenant House)

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

**A By-law to amend Sign By-law No. 11879**

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

1. To Schedule A of the Sign By-law, Council adds:

“530 Drake Street                      CD-1 (686)                      By-law No. 11951                      DD”

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

ENACTED by Council this                      day of                      , 2017

\_\_\_\_\_  
Mayor

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

## EXPLANATION

### **A By-law to amend the Noise Control By-law Re: 801 Pacific Street**

After the public hearing on February 21, 2017, Council resolved to amend the Noise Control By-law regarding this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
November 28, 2017

HC.

801 Pacific 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 (Activity Zone) By-law No. 6555, at the end, Council adds:

“CD-1 (683) By-law No. 11952 801 Pacific 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 \_\_\_\_\_, 2017

\_\_\_\_\_  
Mayor

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

**EXPLANATION****A By-law to amend the Parking By-law  
Re: 801 Pacific Street**

After the public hearing on February 21, 2017, Council resolved to add 801 Pacific Street to Schedule C of the Parking By-law. The Director of Planning has advised that all prior to conditions have been satisfied, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
November 28, 2017

He

CD-1 District Parking requirements  
801 Pacific Street

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

**A By-law to amend Parking By-law No. 6059  
with regard to CD-1 Districts Parking requirements**

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

1. This By-law amends the indicated provisions of the Parking By-law.
2. To Schedule C, Council adds:

“

Address	By-law No.	CD-1 No.	Parking requirements
801 Pacific Street	11952	(683)	<p>Parking, loading and bicycle spaces in accordance with by-law requirements on November 14, 2017, except that:</p> <ol style="list-style-type: none"><li>a) shared vehicles with shared vehicle parking spaces may be substituted for required parking spaces at a 1:5 ratio;</li><li>b) for each five Class A bicycle parking spaces provided in addition to the required number of bicycle spaces, the number of required vehicle parking spaces may be reduced by 1; and</li><li>c) one (1) vehicle parking space must be provided on the site, to be used by a car share vehicle.</li></ol>

”

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.





## EXPLANATION

### A By-law to amend the Sign By-law Re: 801 Pacific Street

After the public hearing on February 21, 2017, Council resolved to amend the Sign By-law for this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
November 28, 2017

He

801 Pacific Street

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

**A By-law to amend Sign By-law No. 11879**

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

1. To amend Schedule A of the Sign By-law, Council adds the following:

“801 Pacific Street                      CD-1 (683)                      By-law No. 11952                      DD”

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

ENACTED by Council this                      day of                      , 2017

\_\_\_\_\_  
Mayor

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

**EXPLANATION**

**Heritage Designation By-law  
Re: 1775 West 16<sup>th</sup> Avenue,  
Elson Residence,  
1785 West 16<sup>th</sup> Avenue,  
Bayne Residence  
1795 West 16<sup>th</sup> Avenue,  
Maguire Residence**

At a public hearing on November 14, 2017, Council approved a recommendation to designate the structure and exterior envelope and exterior building materials of the heritage buildings at 1775 West 16<sup>th</sup> Avenue, 1785 West 16<sup>th</sup> Avenue, and 1795 West 16<sup>th</sup> Avenue as protected heritage property. Enactment of the attached By-law will achieve the designation.

Director of Legal Services  
November 28, 2017



## EXPLANATION

### **Heritage Designation By-law Re: 1920 South West Marine Drive**

At a public hearing on November 14, 2017, Council approved a recommendation to designate the structure and exterior envelope of the building at 1920 South West Marine Drive as protected heritage property. Enactment of the attached By-law will achieve the designation.

Director of Legal Services  
November 28, 2017

HC

1920 South West Marine Drive  
(Casa Mia)

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

**A By-law to designate certain real property  
as protected heritage property**

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

1. Council considers that the real property described as:

- |   |   |   |
|---|---|---|
| 1. Structure and exterior envelope of the building of the heritage building Casa Mia  | 1920 South West Marine Drive<br>Vancouver, B.C. | PID: 004-174-011<br>LOT 2<br>BLOCKS 12, 0 and R<br>DISTRICT LOT 317<br>PLAN 19773 |
| 2. Rough cast stucco wall and wrought iron entry gates located at the front of the property.  |   |   |
| 3. Affixed interior building features, generally located in those areas depicted on the diagrams attached hereto as Schedule A, as follows: |   |   |

**Third Floor**

**Play Room**

- Painted veneer walls and ceiling including all painted Disney "Snow White" images with chamfered wall-ceiling interface.
- Wide wood baseboards and trim along floors and around windows and doors.
- Two small child-sized wood doors with small round knobs and wide wood trim, on north and south walls and painting on doors.

**Main and Second Floor**

Central Stair (Main and Second floors) and Second floor Gallery

- Plaster walls and ceiling.
- Domed ceiling and gallery ceiling, with intricate painted artwork and woodwork.
- Wood stairs with riser detailing Ornamental plasterwork on walls and columns.
- Wrought iron railing with wood handrail (Note: may require Building By-law upgrades).

Main Floor

Library

- Carved wood fireplace surrounds and mantle along northwest wall.
- wood panels and other wood details along northwest wall.

Long Gallery

- Curved arcade room configuration with curved plaster upper wall and ceiling.

Entry Vestibule

- Curved room form with domed ceiling.

Dining Room

- All four walls with wood paneling. Allowance to be made for exempting the area where two doors will connect the Dining Room and Living/Drawing Room.
- Carved wood fireplace surrounds and mantle.

### Living/Drawing Room

- All four walls with decorative plaster detailing including cornices. Allowance to be made for exempting the area where two doors will connect the Dining Room and Living/Drawing Room.
- Carved wood fireplace surrounds and mantle.

### Basement

#### Staircase down

- Curved staircase Mahogany treads and risers (Note: may require Building By-law upgrades).
- Plaster walls and ceilings with gold leaf finish.

#### Promenade

- "Frozen fountain" glass mirrored mural on northeast wall.

#### Ballroom

- Plaster ceiling with stepped edges.
- North/South Wall: Painted art deco female (north wall) and male (south wall) figures in octagonal frames.

#### Stage/Orchestra

- Raised stage, symmetrical configuration with two steps on either side.
- Stepped pilasters and ceiling edges.
- Plaster ceiling.
- Three-dimensional central inset at back of stage wall, with painted



plaster mural of deer  
and tree in moonlight.

Lounge/Sitting Room

- Plaster ceiling.
- 2 freestanding round columns at entry with lotus motif capitals.
- 4 engaged pilasters with fluted columns and lotus motif capitals.
- Shallow stepped ceiling edges with perimeter geometric crown moulding.

have heritage value or heritage character, and that their designation as protected heritage property is necessary or desirable for their conservation.

2. Council designates the real property described in section 1 of this By-law as protected heritage property under Section 593 of the *Vancouver Charter*.

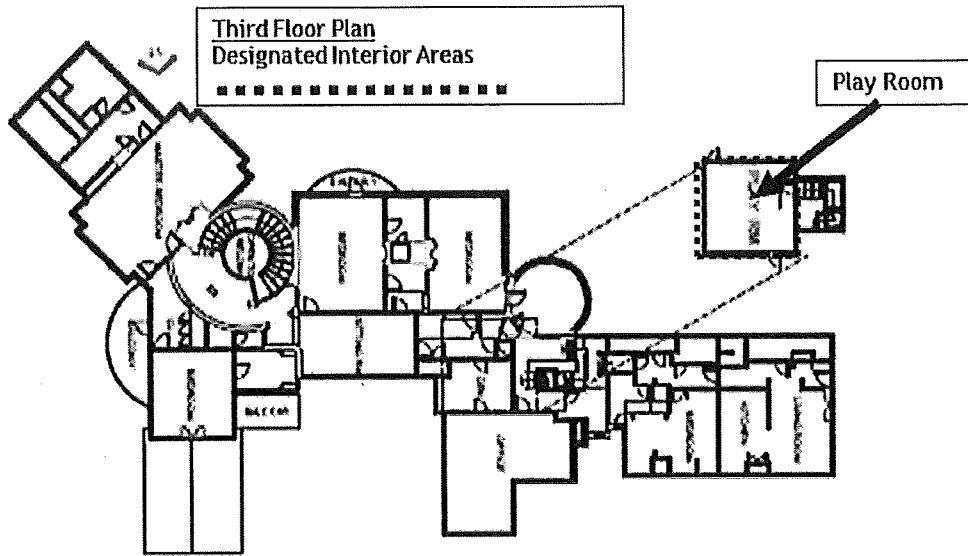
3. This By-law is to come into force and take effect on the date of its enactment.

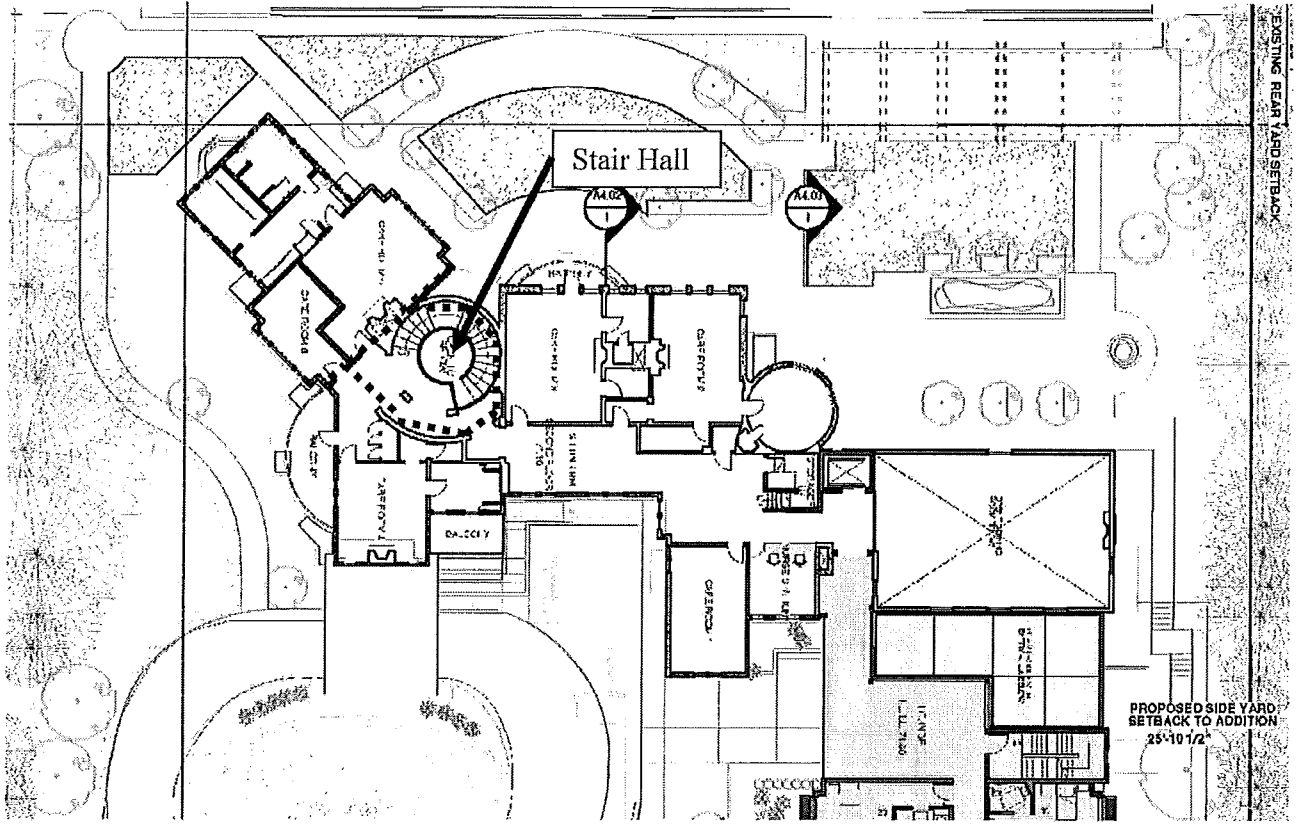
ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Mayor

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

SCHEDULE A





**Second Floor Plan**

Designated Interior Areas: .....





**EXPLANATION****Heritage Designation By-law  
Re: 2205 West 45th Avenue**

At a public hearing on October 17, 2017, Council approved a recommendation to designate the structure and exterior envelope and exterior building materials of a building at 2205 West 45th Avenue as protected heritage property. Enactment of the attached By-law will achieve the designation.

Director of Legal Services  
November 28, 2017

*He.*

2205 West 45th Avenue  
Ryerson United Church

**BY-LAW NO.**

**A By-law to designate certain real property  
as protected heritage property**

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

1. Council considers that the real property described as:

Structure and exterior  
envelope and exterior  
building materials of  
heritage building  
(Ryerson United Church)

2205 West 45th Avenue  
Vancouver, B.C.

PID: 012-423-734  
Lot 19 of Lot 5  
Block 16  
District Lot 526  
Plan 3646

PID: 012-423-769  
Lot 22 of Lot 5  
Block 16  
District Lot 526  
Plan 3646

PID: 012-423-742  
Lot 20 of Lot 5  
Block 16  
District Lot 526  
Plan 3646

PID: 012-423-751  
Lot 21 of Lot 5  
Block 16  
District Lot 526  
Plan 3646

PID: 012-423-751  
Lot 23 EX W 15 FT  
of Lot 5  
Block 16  
District Lot 526  
Plan 3646

PID: 012-423-891





**EXPLANATION****Authorization to enter into a Housing Agreement  
Re: 1030 Denman Street**

After the public hearing on April 21, 2011 and May 3, 2011 Council approved in principle a Housing Agreement to be entered into by the City and the land owner, on terms satisfactory to the Director of Legal Services and the Managing Director of Social Development, prior to enactment of the CD-1 By-law. Such a Housing Agreement was accepted and signed by the applicant, and the City By-law 10560, as contemplated by section 565.2 of the Vancouver Charter, was enacted on September 18, 2012 to authorize such Housing Agreement and to authorize the City to enter into that Housing Agreement with the land owner.

The applicant, pursuant to its development permit application, has proposed that that an additional two (2) dwelling units be provided and the Housing Agreement has been modified accordingly. The Modification of the Housing Agreement was accepted and executed by the applicant and the City now seeks enactment of a By-law, as contemplated by section 565.2 of the Vancouver Charter, to authorize such Modification

Director of Legal Services  
November 28, 2017

He.

1030 Denman Street

**BY-LAW NO.**

**A By-law to authorize the amendment of a Housing Agreement  
authorized by By-Law No. 10560**

**PREAMBLE**

**WHEREAS**

Council has authority under the *Vancouver Charter* to amend an existing Housing Agreement with the consent of the owner of property.

**AND WHEREAS**

Pursuant to By-law No. 10560 enacted September 18, 2012, the City has entered into a Housing Agreement with the owner of a certain property bearing the civic address 1030 Denman Street (the "Housing Agreement").

**AND WHEREAS**

The City and the owner now wish to amend the Housing Agreement and all proposed amendments are acceptable to the City and the owner.

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

1. Council authorizes amendment of the Housing Agreement in substantially the form and substance of the modification agreement attached to this By-law as Schedule A and authorizes the Director of Legal Services to execute the modification 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. 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 the date of its enactment.

ENACTED by Council this        day of        , 2017

\_\_\_\_\_  
Mayor

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

**Schedule A**

FORM C\_V22 (Charge)

**LAND TITLE ACT**  
**FORM C (Section 233) CHARGE**  
**GENERAL INSTRUMENT - PART 1** Province of British Columbia

PAGE 1 OF 8 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.



1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

**GOWLING WLG (CANADA) LLP**  
 Barristers & Solicitors, P.O. Box 30  
 Suite 2300 – 550 Burrard Street  
 Vancouver BC V6C 2B6

LTO No. 011440  
 Phone No. (604) 683-6498  
 Matter No. V11347 / IMS  
 Document ID No. 2486244

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:  
 [PID] [LEGAL DESCRIPTION]  
**002-982-455 LOT D BLOCK 59 DISTRICT LOT 185 PLAN 17575**

STC? YES

3. NATURE OF INTEREST CHARGE NO. ADDITIONAL INFORMATION  
**SEE SCHEDULE**

4. TERMS: Part 2 of this instrument consists of (select one only)  
 (a)  Filed Standard Charge Terms D.F. No. (b)  Express Charge Terms Annexed as Part 2  
 A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):  
**SEE SCHEDULE**

6. TRANSFEREE(S): (including postal address(es) and postal code(s))  
**CITY OF VANCOUVER**  
  
 453 WEST 12TH AVENUE  
 VANCOUVER BRITISH COLUMBIA  
 V5Y 1V4 CANADA

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)

**IRENE STEWART**  
 GOWLING WLG (CANADA) LLP  
 BARRISTERS & SOLICITORS  
 550 BURRARD STREET - SUITE 2300  
 BENTALL 5 - VANCOUVER, B.C. V6C 2B5  
 TELEPHONE: (604) 683-6498

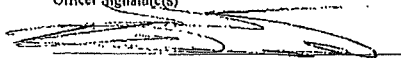
Execution Date		
Y	M	D
17	11	03

Transferor(s) Signature(s)  
 0792203 B.C. LTD., by its  
 authorized signatory(ies):  
  
 Name: Ravi S. S. S. S.  
 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.D.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.

LAND TITLE ACT  
FORM D

EXECUTIONS CONTINUED

Officer Signature(s)  


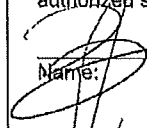
Bradley W. Biccum  
8th Floor, 595 Burrard Street  
P.O. Box 49400, Vancouver, B.C. V7X 1L5  
Commissioner for taking  
Affidavits in British Columbia  
\*As to both signatories\*

CXP 6-30-19.

Execution Date		
Y	M	D
17	11	09.

Transferor / Borrower / Party Signature(s)

BANK OF MONTREAL, by its  
authorized signatory(ies):

  
Name: Mark Tower  
Account Manager

Name: Mlohele Chen  
Account Manager

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.

LAND TITLE ACT  
FORM D

EXCEPTIONS CONTINUED

Officer Signature(s)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Execution Date		
Y	M	D
17		

Transferor / Borrower / Party Signature(s)

CITY OF VANCOUVER, by its  
authorized signatory:

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.D.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.

LAND TITLE ACT  
FORM E

SCHEDULE

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
Modification	CA2785738	Modification of Section 219 Covenant CA2785738

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
Priority Agreement		Page 6 Granting the above Modification priority over Mortgage BB597251 and Assignment of Rents BB597252

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
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NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
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NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
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NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
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LAND TITLE ACT  
FORM E

SCHEDULE

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM, OR GENERAL INSTRUMENT FORM.

5. TRANSFEROR(S):

0792203 B.C. LTD., INC. NO. 0792203  
BANK OF MONTREAL, as to Priority

TERMS OF INSTRUMENT - PART 2  
MODIFICATION OF HOUSING AGREEMENT  
(the "Modification")

This Modification is effective November 1, 2017,

Introduction

- A. the Transferor, 0792203 B.C. Ltd., is called the "Owner";
- B. the Transferee, City of Vancouver, is called the "City" when referring to corporate entity and "City of Vancouver" when referring to geographic location;
- C. The Owner is the registered owner of the Lands;
- D. To satisfy the prior-to enactment conditions, among other things, the Owner entered into a Housing Agreement (the "Housing Condition") which was registered at the Land Title Office on September 24, 2012 under numbers CA2785738-CA2785739;
- E. The Owner made an application to rezone the Lands from C-5 (Commercial) District to CD-1 (Comprehensive Development) District;
- F. 314 Dwelling Units in the building were to be secured for Rental Purposes. Pursuant to the Housing Condition, however, the Owner, pursuant to its development permit application has proposed that 316 Dwelling Units be provided; and
- G. The City and the Owner have agreed to enter into this Modification of the Housing Agreement (the "Modification") to ensure that the 316 Dwelling Units are secured for Rental Purposes.

Consideration

NOW THEREFORE THIS MODIFICATION WITNESSES that, in consideration of each party agreeing to modify the Agreement as set out hereinafter and for good and valuable consideration (the receipt and sufficiency of which the parties hereto acknowledge and agree to), the Owner and the City hereby covenant and agree as follows:

1. Definitions

All capitalized terms used in this Modification which are defined in the Housing Agreement will have the meaning ascribed to such terms in the Housing Agreement unless defined in this Modification or the context otherwise requires.

2. Modification of the Housing Agreement

As of the Effective Date, the Owner and the City agree that the Housing Agreement is amended by deleting the reference to the number "314" in the definition of "Dwelling Units" in Section 1.1.5 and replacing it with the number "316".



3. Housing Agreement Ratified and Confirmed

Except as hereby expressly modified, the Housing Agreement is hereby ratified and confirmed by the City and the Owner to the effect and with the intent that the Housing Agreement and this Modification will be read and construed as one document.

4. Amendment

No alteration or amendment of the Housing Agreement or this Modification will have effect unless the same is in writing and duly executed by the parties to be charged.

5. Binding Effect

This Modification will enure to the benefit of and be binding upon the parties and their respective successors and permitted assigns.

6. Time

Time shall be of the essence of this Modification.

7. Conflict

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

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the General Instrument - Part 1 which is attached hereto and forms part hereof.

**CONSENT AND PRIORITY INSTRUMENT**

In this consent and priority instrument:

- (a) "Existing Charges" mean the Mortgage registered under number BB597251 and the Assignment of Rents registered under number BB597252;
- (b) "Existing Chargeholder" means BANK OF MONTREAL;
- (c) "New Charge" means the Modification contained in the attached Terms of Instrument - Part 2; and
- (d) words capitalized in this instrument, not otherwise defined herein, have the meaning ascribed to them in the attached Terms of Instrument - Part 2.

For \$10.00 and other good and valuable consideration, the receipt and sufficiency of which the Existing Chargeholder acknowledges, the Existing Chargeholder hereby:

- (i) consents to the Owner granting the New Charge to the City; and
- (ii) agrees with the City that the New Charge charges the Lands in priority to the Existing Charges in the same manner and to the same effect as if the Owner had granted the New Charge, and they had been registered against title to the Lands, prior to the grant or registration of the Existing Charges or the advance of any money under the Existing Charges.

To witness this consent and priority instrument, the Existing Chargeholder has caused its duly authorized signatories to sign the attached General Instrument - Part 1.

END OF DOCUMENT

**EXPLANATION****A By-law to amend the Zoning and Development By-law  
Re: 1037 West King Edward Avenue**

Following the Public Hearing on June 21, 2016, Council resolved to give conditional approval to the rezoning of the site at 1037 West King Edward 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  
November 28, 2017

HC

1037 West King Edward 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-705 (c) attached as Schedule A to the 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 (687).

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

- (a) Multiple Dwelling; and
- (b) Accessory Uses customarily ancillary to the uses permitted in this section.

**Conditions of use**

- 3. The design and layout 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".

**Floor area and density**

4.1 Computation of floor space ratio must assume that the site consists of 1,766 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.

4.2 The floor space ratio for all uses must not exceed 1.48.

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

4.4 Computation of floor area must exclude:

- (a) open residential balconies or sun decks or any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
  - (i) the total area of all such exclusions must not exceed 12% of permitted floor area, and
  - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof gardens, provided that 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 minimum exclusion for a parking space must not exceed 7.3 m in length;
- (d) all residential storage area below base surface;
- (e) covered porches or sleeping porches that are located at or above the first storey, if:
  - (i) the porch is open and protected by guard rails the height of which must not exceed the minimum specified in the Building By-Law, and
  - (ii) the total area of this exclusion does not exceed 20% of the permitted floor area;
- (f) covered exterior circulation to a maximum of 2% of the permitted floor area; and
- (g) covered exterior double height area designed to improve natural light and ventilation to a maximum of 8% of the permitted floor area.

4.5 Computation of floor area may exclude:

- (a) amenity areas, except that the total exclusion for amenity areas must not exceed 10% of the permitted floor area.

4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

## Building height

5. Building height, measured from base surface, must not exceed 12.2 m.

## Horizontal angle of daylight

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

6.2 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.

6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, 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.

6.5 An obstruction referred to in section 6.2 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 (687).

6.6 A habitable room referred to in section 6.1 does not include:

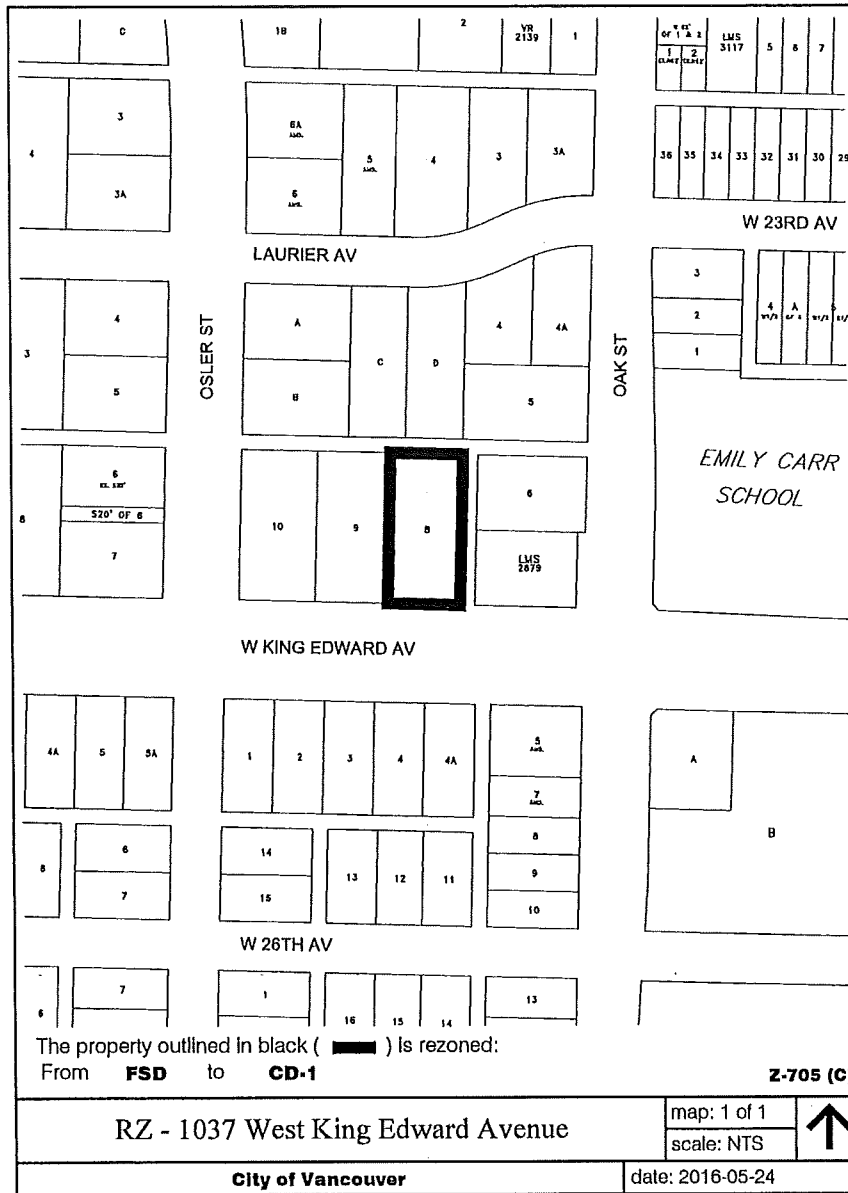
- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
  - (i) 10% or less of the total floor area of the dwelling unit, or
  - (ii) 9.3 m<sup>2</sup>.

## 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 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.



**Schedule A**





## EXPLANATION

By-law to amend the  
By-law Notice Enforcement By-law No. 10201  
to allow for the enforcement of the Vacancy Tax By-law

At a Regular Council meeting on October 31, 2017, Council resolved to amend the By-law Notice Enforcement By-law. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
November 28, 2017

HC.

BY-LAW NO.

A By-law to amend the  
By-law Notice Enforcement By-law No. 10201  
to allow for the enforcement of the Vacancy Tax By-law

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

1. This By-law amends the indicated provisions of By-law Notice Enforcement By-law No. 10201.

2. Council strikes section 7.3 of the By-law and inserts the following as a new section 7.3:

**“Appointment of Screening Officers II**

7.3 Council hereby designates all persons employed by the city as an Operations Supervisor - Parking Enforcement, Superintendent II - Parking Enforcement, and all Supervisors and Managers of Revenue Services as persons that may be appointed as a Screening Officer II, and hereby appoints them as a Screening Officer II.”

3. Council strikes section 8 of the By-law and inserts the following as a new section 8:

**“By-law enforcement officers**

8. Council appoints:

- (a) the Collector of Taxes, including all Managers and Supervisors in Revenue Services as by-law enforcement officers for the purposes of enforcing section 5.2 of the Vacancy Tax By-law; and
- (b) parking enforcement officers and police officers for the purposes of enforcing all other by-law contraventions set out in Schedule A of this By-law.”

4. Council inserts at the bottom of Schedule A to the By-law, Schedule A attached to this by-law.

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 enactment.

ENACTED by Council this      day of      , 2017

\_\_\_\_\_  
Mayor

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

SCHEDULE "A"

DESIGNATED BY-LAWS,  
BY-LAW CONTRAVENTIONS AND PENALTIES

By-law and By-law Section	Description	A1 Penalty	A2 Discount	A3 Surcharge
Vacancy Tax By-law No. 11674				
5.2	Fail to file Declaration	250	125	125

In this By-law all penalties, discounts and surcharges are dollar (\$) amounts.