A By-law to amend CD-1 (705) By-law No. 12176 for 1500 West Georgia Street

Following the Public Hearing on February 25, 2020, Council resolved to amend CD-1 (705) By-law No. 12176. The Director of Planning has advised that there are no prior to conditions, and enactment of the attached By-law will implement Council's resolution.



1500 West Georgia Street

BY-LAW NO.

A By-law to amend CD-1 (705) By-law No. 12176

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

- 1. This By-law amends the indicated provisions of By-law No. 12176.
- 2. In section 5.2, Council strikes out "10.82" and substitutes "10.93".
- 3. In the table of section 5.3, Council strikes out "19,537.6 m^2 " and substitutes "19,969.8 m^2 ".
- 4. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
- 5. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this	day of	, 2020
		Mayor
		Acting City Clerk

By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 re: 1303 Kingsway and 3728 Clark Drive

Following the Public Hearing on April 2, 2019, Council gave conditional approval to the rezoning of the site at 1303 Kingsway and 3728 Clark Drive. The Director of Legal Services has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.



1303 Kingsway and 3728 Clark Drive

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-750 (b) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (741).

Uses

- 3. 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 (741), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this section;
 - (b) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Public Bike Share, Retail Store, and Secondhand Store;
 - (c) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop Class A, Repair Shop Class B, Restaurant, School Arts or Self-Improvement, School Business, School Vocational or Trade, and Wedding Chapel;
 - (d) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;
 - (e) Office Uses;

- (f) Cultural and Recreational Uses, limited to Artist Studio, Arcade, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, and Theatre;
- (g) Utility and Communication Uses, limited to Public Utility and Radio Communication Station; and
- (h) Accessory Uses customarily ancillary to the uses listed in section 3.

Conditions of use

- 4.1 No portion of the first storey of a building, within a depth of 10.7 m of the front wall of the building and extending across its full width, shall be used for residential purposes except for entrances to the residential portion.
- 4.2 All commercial uses and accessory uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:
 - (a) Farmers' Market;
 - (b) Neighbourhood Public House;
 - (c) Public Bike Share;
 - (d) Restaurant; and
 - (e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 4.3 The design and layout of at least 35% 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

- 5.1 Computation of floor space ratio must assume that the site consists of 1,329.8 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses must not exceed 3.69.
- 5.3 Computation of floor area must include all floors of all buildings, 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.

- 5.4 Computation of floor area must exclude:
 - (a) open residential balconies or sundecks and any other appurtenances, which in the opinion of the Director of Planning are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the permitted floor area; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (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 that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted floor area; and
 - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 The use of floor area excluded under section 5.4 must not include any use other than that which justified the exclusion.

Building height

6. Building height, measured from base surface to top of parapet, must not exceed 22.0 m.

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 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.
- 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 (741).
- 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) 10% of less of the total floor area of the dwelling unit; or
 - (ii) 9.3 m^2 .

Acoustics

8. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustic engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

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

Zoning and Development By-law

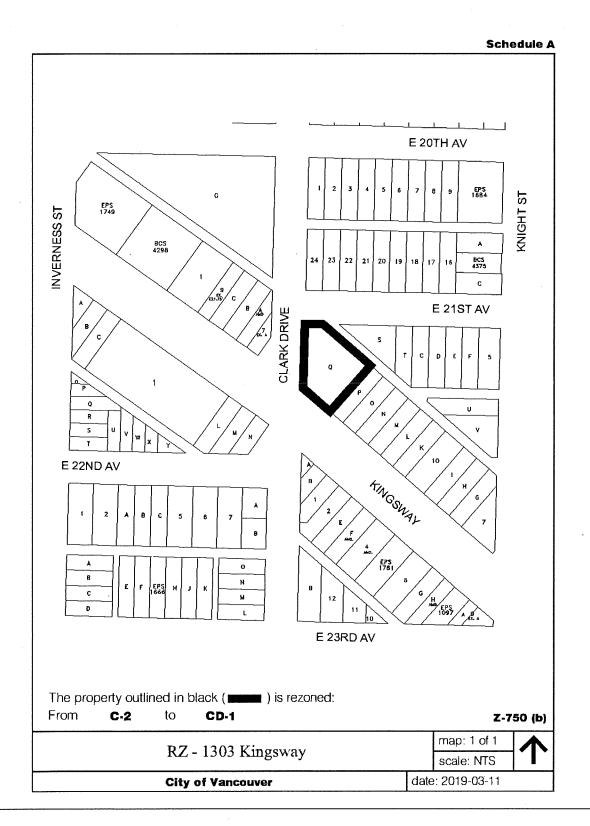
9. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 (741).

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.

Force and effect

•	ie into force and take (effect on the date of its enactment.	
ENACTED by Council this	day of		, 2020
			Mayor
	•		
			Acting City Clerk



By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 re: 3510 Fraser Street

Following the Public Hearing on June 5, 2018, Council gave conditional approval to the rezoning of the site at 3510 Fraser Street. The Director of Legal Services has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

3510 Fraser Street

BY-LAW NO.

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

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

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-737 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (742).
- 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 (742), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses, limited to Artist Studio, Arts and Culture Indoor Event, Community Centre or Neighbourhood House, Library;
 - (b) Dwelling Uses, limited to Social Housing Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (c) Institutional Uses, limited to Social Service Centre;
 - (d) Office Uses;
 - (e) Retail Uses, limited to Farmer's Market, Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store, Retail Store, Liquor Store, Public Bike Share, and Secondhand Store; and
 - (f) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

Conditions of use

3.1 No portion of the first storey of a building, within a depth of 10.7 m of the front wall of the building and extending across its full width, shall be used for residential purposes except for entrances to the residential portion.

- 3.2 All commercial uses permitted in this By-Law shall be carried on wholly within a completely enclosed building except for:
 - (a) Farmer's Market;
 - (b) Public Bike Share; and
 - (c) display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

Floor area and density

- 4.1 Computation of floor space ratio must assume that the site consists of 1,197.2 m², being the site size at the time of the application for the rezoning evidenced by this By-law.
- 4.2 Floor space ratio for all uses must not exceed 3.5.
- 4.3 Computation of floor area must include all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
 - (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the residential floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which are at or below the base surface, except that the Director of Planning may also permit the exclusion of such floors or portions of floors that are located above base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
 - (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum of 10% of the total permitted floor area;
 - (e) for multiple dwellings, all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and

- (f) for exterior walls in all residential buildings:
 - (i) for an area equal to the area occupied by the insulation thickness that exceeds the performance of the prescriptive maximum effective thermal transmittance (U factor) requirement for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 179 mm, and
 - (ii) an area equal to the area occupied by a rain screen system in a wall that exceeds 203 mm, as verified by a Building Envelope Professional, to a maximum exclusion of 152 mm.
- 4.5 The use of floor area excluded under section 4.4 must not include any use other than that which justified the exclusion.

Building height

5. The building shall not exceed 22.1 m measured from base surface to top of parapet.

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 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 measured 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 (742).
- 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 m².

Acoustics

7. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustic engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

Noise Level (Decibels)
35
40
45

Severability

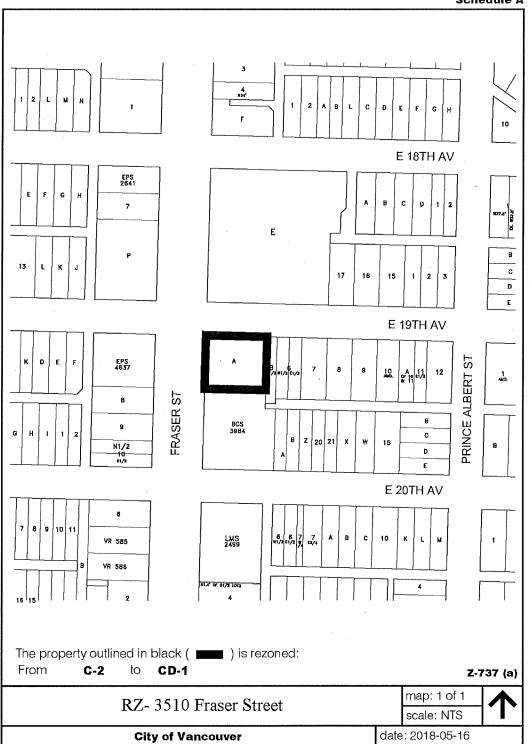
8. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

Force and effect

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

ENACTED by Council this	day of	, 2020
		 Mayor
		Acting City Clerk

Schedule A



A By-law to amend Zoning and Development By-law No. 3575 Regarding Passive House Amendments

Following the Public Hearing on February 25, 2020, Council resolved to amend the Zoning and Development By-law No. 3575 regarding provisions for Certified Passive House projects (except laneway houses) to respond to directives in Vancouver's Climate Emergency Response report and remove barriers to building to the Passive House standard. The Director of Planning has advised that there are no prior to conditions and enactment of the attached By-law will implement Council's resolution.



BY-LAW NO.

A By-law to amend Zoning and Development By-law No. 3575 Regarding Passive House Amendments

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

- 1. This By-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
- 2. In section 10, Council:
 - (a) strikes out section 10.12.1, including the heading, and substitutes "Deleted";
 - (b) strikes out section 10.14.1, including the heading, and substitutes "Deleted";
 - (c) strikes out 10.18.4; and
 - (d) strikes out section 10.32.3.
- 3. In section 10, Council adds the following new section 10.23A in the correct numerical order:

"10.23A Passive House

- 10.23A.1 For a one-family dwelling, a one-family dwelling with secondary suite, a two-family dwelling, or a two-family dwelling with secondary suite in an RA, RS or RT district, the Director of Planning may vary the following regulations to accommodate building features designed to reduce energy consumption in a Passive House, if the Director of Planning first considers the intent of the relevant district schedule and all applicable Council policies and guidelines:
 - (a) height, including secondary envelopes, by a maximum of 1 m;
 - (b) the floor area of a partial storey or a half-storey;
 - (c) front yards expressed as a dimension, by a maximum of 0.5 m;
 - (d) rear yards expressed as a dimension, by a maximum of 1.25 m;
 - (e) building depth, and front and rear yards expressed as a percentage, by a maximum of 5%;
 - (f) the computation of floor space ratio where the distance from a floor to the floor above, or where there is no floor, to the top of the roof joists, exceeds 3.7 m, by excluding the area of the floor below the excess height, up to maximum of 10% of the permitted floor area;
 - (g) external design regulations; and
 - (h) the dimensions of below grade features including window wells and entrances designed to increase solar gain to a basement.

- 10.23A.2 For any district or use not included in section 10.23A.1, except a laneway house, the Director of Planning may vary a height, yard, or building depth regulation by a maximum of 1.25 m to accommodate building features designed to reduce energy consumption in a Passive House, if the Director of Planning first considers the intent of the relevant district schedule and all applicable Council policies and guidelines.
- 10.23A.3 The Director of Planning may exclude any floor area occupied by heat recovery ventilators and connected shafts in a Passive House that exceeds the floor area required in order for these features to meet the requirements of the Building By-law, to a maximum exclusion of 2% of permitted floor area.
- 10.23A.4 In an RA, RS or RT district, except where the floor area exceeds 465 m², computation of floor area in a Passive House shall exclude 16% of the floor area in a one-family dwelling or a one-family dwelling with secondary suite, and 18% of the floor area in a two-family dwelling or two-family dwelling with secondary suite, unless exclusions are sought under section 10.11, section 10.23A.1(f), section 10.23A.3, or section 4.7 of an applicable district schedule for bay windows. This section 10.23A.4 shall not apply to applications made after December 31, 2025.
- 10.23A.5 The Director of Planning may exercise the discretion in this section 10.23A to accommodate a building designed for certification under the Passive House Institute's EnerPHit standard, the International Living Future Institute's Zero Energy standard, or an equivalent standard acceptable to the Director of Planning.".
- 4. In section 10.32.1(f), Council:
 - (a) strikes out "fixed external shading devices" and substitutes "building projections, including shading devices, eaves, and overhangs"; and
 - (b) in paragraph (iii), strikes out "1.2 m" and substitutes "1.5 m".
- 5. In the RS-1, RS-1B and RS-5 District Schedules, Council strikes out section 4.3.6.
- 6. In the RS-1A, RS-2, and RS-7 District Schedules, Council strikes out section 4.3.2.
- 7. In the RS-3 and RS-3A Districts Schedule, Council strikes out section 4.3.4.
- 8. In the RS-6 District Schedule, Council strikes out sections 4.3.7 and 4.6.7.
- 9. In the RS-1 District Schedule, Council strikes out section 4.6.6.
- 10. In section 4.7.2(c) of the RS-1, RS-3 and RS-3A, RS-5, and RT-10 and RT-10N District Schedules, Council strikes out ", except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if: (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and (ii) the area excluded does not exceed one percent of the permitted floor area".

- 11. In section 4.7.2(c) of the RS-6 District Schedule, Council strikes out ", except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if: (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and (ii) the area excluded does not exceed one percent of the permitted floor area."
- 12. In section 4.7.3(c) of the RS-7 District Schedule, Council strikes out ", except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if: (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and (ii) the area excluded does not exceed one percent of the permitted floor area".
- 13. In section 4.7.4(c) of the RT-11 and RT-11N Districts Schedule, Council strikes out ", except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if: (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and (ii) the area excluded does not exceed one percent of the permitted floor area".
- 14. In section 4.7.3 of the RS-1, RS-1A, RS-1B, and RS-2 District Schedules, Council:
 - (a) in subsection (h), adds "and" to the end of the subsection; and
 - (b) strikes out subsection (i).
- 15. In section 4.7.3 of the RS-3 and RS-3A, and RS-5 District Schedule, Council:
 - (a) in subsection (h), adds "and" to the end of the subsection;
 - (b) in subsection (i), strikes out "; and" and substitutes "."; and
 - (c) strikes out subsection (j).
- 16. In section 4.7.3 of the RS-6 District Schedule, Council:
 - (a) in subsection (i), adds "and" to the end of the subsection;
 - (b) in subsection (j), strikes out "; and" and substitutes "."; and
 - (c) strikes out subsection (k).
- 17. In section 4.7.4 of the RS-7 District Schedule, Council:
 - (a) in subsection (i), adds "and" to the end of the subsection;
 - (b) in subsection (j), strikes out "; and" and substitutes "."; and
 - (c) strikes out subsection (k).
- 18. In section 4.7.3 of the RA-1, RT-1, and RT-2 District Schedules, Council:
 - (a) in subsection (e), strikes out "." at the end of the subsection and substitutes "; and":
 - (b) in subsection (f), strikes out "; and" and substitutes "."; and
 - (c) strikes out subsection (g).
- 19. In section 4.7.3 of the RT-3 District Schedule, Council:

- (a) in subsection (g), adds "; and" to the end of the subsection;
- (b) in subsection (h), strikes out "; and" and substitutes "."; and
- (c) strikes out subsection (i).
- 20. In section 4.7.3 of the RT-4, RT-4A, RT-4N, and RT-4AN Districts Schedule, and the RT-7, RT-8, and RT-9 District Schedules, Council:
 - (a) in subsection (f), adds "; and" to the end of the subsection;
 - (b) in subsection (g), strikes out "; and" and substitutes "."; and
 - (c) strikes out subsection (h).
- 21. In section 4.7.6 of the RT-5 and RT-5N Districts Schedule, Council:
 - (a) in subsection (f), adds "; and" to the end of the subsection;
 - (b) strikes out subsection (g).
- 22. In section 4.7.6 of the RT-6 District Schedule, Council:
 - (a) in subsection (f), adds "; and" to the end of the subsection;
 - (b) in subsection (g), strikes out "; and" and substitutes "."; and
 - (c) strikes out subsection (h).
- 23. In section 4.7.3 of the RT-10 and RT-10N Districts Schedule, Council:
 - (a) in subsection (e), adds "; and" to the end of the subsection;
 - (b) in subsection (f), strikes out "; and" and substitutes "."; and
 - (c) strikes out subsection (g).
- 24. In section 4.7.5 of the RT-11 and RT-11N Districts Schedule, Council:
 - (a) in subsection (f), adds "; and" to the end of the subsection;
 - (b) strikes out subsection (g).
- 25. In the RS-1 District Schedule, Council:
 - (a) strikes out section 4.16.4;
 - (b) renumbers section 4.16.5 as 4.16.4;
 - (c) in newly renumbered section 4.16.4, strikes out "4.16.4" and substitutes "10.23A.1".
- 26. In the RS-1A, RS-1B, and RS-2 District Schedules, Council strikes out section 4.16.2.
- 27. In the RS-3 and RS-3A Districts Schedule, Council strikes out section 4.16.6.
- 28. In the RS-5 and RS-7 District Schedules, Council strikes out section 4.16.4.
- 29. In the RS-6 District Schedule, Council strikes out section 4.16.8.
- 30. In the RT-11 and RT-11N Districts Schedule, Council strikes out section 4.16.3.

- 31. In section 4.17.11 of the RS-1 and RS-5 District Schedules, Council strikes out ", or to facilitate a building designed for certification under the Passive House standard or International Living Future Institute's Zero energy standard, or equivalent to the satisfaction of the Director of Planning".
- 32. In section 4.17.7 of the RS-1A, RS-1B, and RS-2 District Schedules, Council strikes out ", or to facilitate a building designed for certification under the Passive House standard or International Living Future Institute's Zero energy standard, or equivalent to the satisfaction of the Director of Planning".
- 33. In section 4.17.44 of the RS-6 and RS-7 District Schedules, Council strikes out ", or to facilitate a building designed for certification under the Passive House standard or International Living Future Institute's Zero energy standard, or equivalent to the satisfaction of the Director of Planning".

Severability

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

Force and effect

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

ENACTED by Council this day of			, 2020
		,	Mayor
•		·	
	·		Acting City Clerk

A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from RT-1 to RM-8A

Following the Public Hearing on November 5, 2019, Council resolved to rezone 6288-6290 Ash Street from RT-1 (Two-Family Dwelling) District to RM-8A (Multiple Dwelling) District to permit a townhouse development with a floor space ratio (FSR) up to 1.2. The Director of Legal Services has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.



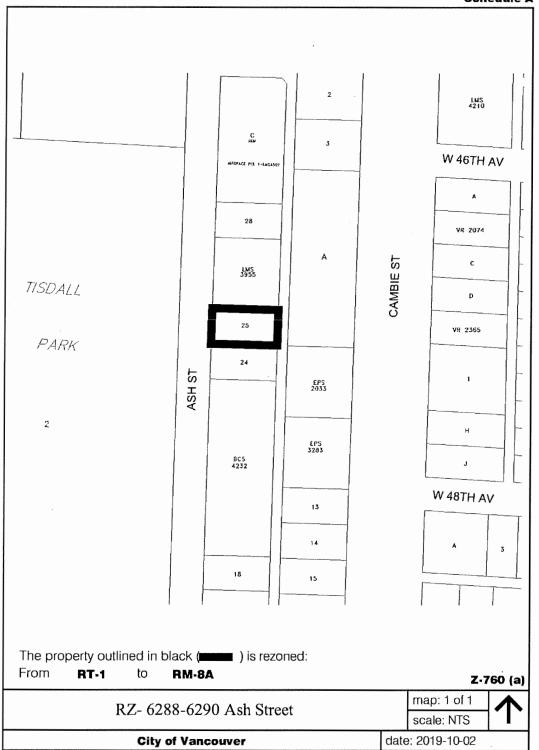
6288-6290 Ash Street

BY-LAW NO.

A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from RT-1 to RM-8A

- 1. This By-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
- 2. 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-760 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.
- 3. The area shown within the heavy black outline on Schedule A is rezoned and moved from the RT-1 District Schedule to the RM-8A District Schedule.
- 4. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
- 5. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this	day of	, 2020
		Mayor
		Acting City Clerk







A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from RS-1 to RM-8AN

Following the Public Hearing on October 1, 2019, Council resolved to rezone 46-96 West King Edward Avenue from RS-1 (One-Family Dwelling) District to RM-8AN (Multiple Dwelling) District to permit a townhouse development with a floor space ratio (FSR) up to 1.2. The Director of Legal Services has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

BY-LAW NO.

A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from RS-1 to RM-8AN

- 1. This By-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
- 2. 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-758 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.
- 3. The area shown within the heavy black outline on Schedule A is rezoned and moved from the RS-1 District Schedule to the RM-8AN District Schedule.
- 4. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
- 5. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this	day of		, 2020
•			
	_		Mayor
		`	
	-		Acting City Clerk

Schedule A



2019 Maintenance Costs for Trounce Alley and Blood Alley Square

Under section 506B of the *Vancouver Charter*, where Council has completed construction of a local improvement, Council may pass a by-law annually to provide for the costs of maintaining the project, including real property taxes and local improvement charges which may be levied, but for the exemption allowed on City-owned lands. The attached By-law is to charge the benefiting owners with the 2019 maintenance costs with respect to the Trounce Alley and Blood Alley Square Local Improvement Project.



BY-LAW NO.

A By-law to assess real property to defray 2019 maintenance costs for the Trounce Alley and Blood Alley Square Local Improvement Project

PREAMBLE

Council undertook and completed a local improvement project (the "project") under By-law No. 4638, and specially assessed, for the cost thereof, the real property described in Schedule A to this By-law.

Under section 506B of the *Vancouver Charter*, Council may pass a by-law annually to defray certain costs associated with a local improvement project, by specially assessing the real property benefited by, and specially assessed for the cost of the local improvement project.

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

- 1. Council hereby imposes a special assessment upon the parcels of real property benefited by, and specially assessed for, the costs of the project, and described in Schedule A, to defray the costs of \$12,698.53 incurred by the City in connection with the project, calculated as set out in Schedule B, which apply to the period from January 1, 2019 to December 31, 2019; and hereby levies against each such parcel of real property as a special rate over and above all other rates and taxes, the individual amount, being a portion of such costs set out in Schedule A, opposite the description of each parcel.
- 2. Schedules A and B referred to herein, and attached to this By-law, form part of this By-law.
- This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this	day of		9 11		, 2020
				¥	
					Mayor
. *		¥			
6		5	2.	<i>t</i>)	
					Acting City Clerk

Trounce Alley and Blood Alley Square Maintenance Project SCHEDULE "A"

Total Amount to be collected:		\$12,698.53
Co-ordinate & Legal Description	Proportion of Costs	2019 Charge
026-580-172-60 *Strata Plan BCS 3229, Strata Lots 1-29 and 31-50 see atta	12.12% ached	1,539.06
026-580-172-80 PARCEL Y BLK 2 PLN BCP29043 DL OGT	15.04%	1,909.86
026-580-172-92 PARCEL Z BLK 2 PLN BCP29042 DL OGT	16.97%	2,154.94
026-589-172-45 LOT A OF 11 BLK 2 OGT REF PLAN 1457 PLAN 168	4.19%	532.07
*026-589-172-67 *CoV Assessable as per Real Est. Serv. LOT A BLK 2 PL EPP80295 DL OGT NWD	36.10%	4,584.17
026-589-172-85 E 26 FT OF LOT 14 BLK 2 DL OGT PLAN 168	7.68%	975.25
*026-178-580-61	7.90%	<u>1,003.18</u>
*Strata Plan LMS 738, Strata Lots 1 - 12 see attached	100.00%	<u>\$12,698.53</u>

Strata Lot LMS 738	<u>Total Shares</u>	<u>9,257</u>	<u>\$1,003.18</u>
026 178 580 61 0001 026 178 580 61 0002 026 178 580 61 0003 206 178 580 61 0004		702 614 694 903	76.08 66.54 75.20 97.86
026 178 580 61 0005 026 178 580 61 0006		716 744	77.59 80.63
026 178 580 61 0007		809	87.67
026 178 580 61 0008		903	97.86
026 178 580 61 0009		720	78.03
026 178 580 61 0010 026 178 580 61 0011		740	80.19
026 178 580 61 0011		809 903	87.67 <u>97.86</u>
020 170 000 01 0012		<u>9,257</u>	\$1,003.18
Strata Plan BCS 3229	<u>Total Shares</u>	<u>4,461</u>	<u>\$1,539.06</u>
026 580 172 60 0001		105	36.23
026 580 172 60 0002		106	36,57
026 580 172 60 0003		126	43.46
026 580 172 60 0004		42	14.49
026 580 172 60 0005 026 580 172 60 0006		84 68	28.98 23.46
026 580 172 60 0007		67	23.12
026 580 172 60 0008		65	22,43
026 580 172 60 0009		67	23.12
026 580 172 60 0010		85	29,33
026 580 172 60 0011		81	27.95
026 580 172 60 0012		58	20.01
026 580 172 60 0013 026 580 172 60 0014		62 62	21.39
026 580 172 60 0014		59	21.39 20.36
026 580 172 60 0016		81	27.95
026 580 172 60 0017		149	51.40
026 580 172 60 0018		121	41.74
026 580 172 60 0019		117	40.36
026 580 172 60 0020		115	39.68
026 580 172 60 0021		121	41.74
026 580 172 60 0022		150	51.74
026 580 172 60 0023 026 580 172 60 0024		143	49.33
026 580 172 60 0024		91 108	31.40 37.26
026 580 172 60 0026	,	103	37.20 35.19
026 580 172 60 0027		87	30.02
026 580 172 60 0028		137	47.26

026 580 172 60 0029	129	44.50
026 580 172 60 0031	65	22.43
026 580 172 60 0032	66	22.77
026 580 172 60 0033	85	29.33
026 580 172 60 0034	80	27.60
026 580 172 60 0035	70	24.15
026 580 172 60 0036	111	38.30
026 580 172 60 0030	66	22.77
026 580 172 60 0037	80	27.60
026 580 172 60 0030	60	20.70
	68	23.46
026 580 172 60 0040	68	23.46
026 580 172 60 0041	62	21.39
026 580 172 60 0042	81	27.95
026 580 172 60 0043	70	24.15
026 580 172 60 0044	111	38.30
026 580 172 60 0045	66	22.77
026 580 172 60 0046	. 80	27.60
026 580 172 60 0047	144	49.67
026 580 172 60 0048	129	44.50
026 580 172 60 0049	111	38.30
026 580 172 60 0050	4,461	\$1,539.06

Proportion of Costs as per By-law #4638, August 1, 1972

Trounce Alley and Blood Alley Square Maintenance Project

Schedule "B"

Costs to Trounce Alley and Blood Alley Square

January 1, 2019 to December 31, 2019

Account 20001816

Street Lighting Maintenance	\$ 689.37
Electricity	364.86
Street Cleaning	11,644.30
Total costs and charges:	\$ 12.698.53

Trounce Alley and Blood Alley Square Maintenance Project

Summary

Charges applicable to properties abutting Trounce Alley (namely, the northerly production of the westerly limit of Blood Alley Square and Carrall Street) and in Blood Alley (namely, the public road dedicated as in Reference Plan 11708 in the Land Registry Office)

Costs are distributed in the same proportion as are the capital costs, which gives the percentage indicated for each property as attached on Schedule "A".

Total Maintenance Charges for: 2019 \$12,698.53

Adjustments \$0.00

Amount to be Collected: \$12,698.53

2019 Costs for the East Hastings Street Collective Parking Project

Under section 506A of the *Vancouver Charter*, where Council has completed construction of a collective parking project undertaken as a local improvement, Council may pass a by-law annually to provide for the costs of maintaining the project, including real property taxes and local improvement charges which may be levied, but for the exemption allowed on City-owned lands. The attached By-law is to charge the benefiting owners with the 2019 maintenance costs and taxes with respect to the East Hastings Street Collective Parking Project.



BY-LAW NO.

A By-law to assess real property to defray 2019 costs for the East Hastings Street Collective Parking Project

PREAMBLE

Council undertook and constructed a collective parking project (the "East Hastings Street Project") as a local improvement under By-law No. 4100, and specially assessed, for the construction cost, the real property described in Schedule A to this By-law.

Under section 506A of the *Vancouver Charter*, Council may pass a by-law annually to defray certain costs and charges associated with a collective parking project, by specially assessing the real property benefited by, and specially assessed for the construction of the collective parking project.

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

- 1. Council hereby imposes a special assessment upon the parcels of real property benefited by, and specially assessed for, the costs of the East Hastings Street Project, and described in Schedule A, to defray the costs of \$169,442.07 incurred by the City in connection with the project, calculated as set out in Schedule B, which apply to the period from January 1, 2019 to December 31, 2019; and hereby levies against each such parcel of real property as a special rate over and above all other rates and taxes, the individual amount, being a portion of such costs set out in Schedule A, opposite the description of each parcel.
- 2. Schedules A and B referred to herein, and attached to this By-law, form part of this By-law.
- 3. This By-law is to come into force and take effect on the date of its enactment.

		Ĭ.					
ENACTED by Council this	day of			, 2020			
				(4)			
			15				
				\$	_	Mayor	
			1.7			Acting City Cle	rk

East Hastings Collective Parking

Schedule "A"

Total Amount to be collected			\$ 169,442.07
Co-Ordinate & Legal Description	Assessed Footage	Exempt Footage	2019 Charge
North Side	•		
020-590-270-05 Lots 21 Amd & 22, Blk 54, THSL, Pln 1718	67.0	0	5,421.90
020-590-270-21 Lot 20 Amd, Blk 54, THSL, Pln 1718	33,00	0	2,670.49
020-590-270-33 Lot 19 Amd, Blk 54, THSL, Pln 1718	33.00	0	2,670.49
020-590-270-45 Lot 23, Blk 54, THSL, Pln 1718	26.90	0	2,176.85
020-590-270-51 Lot 24, Blk 54, THSL, Pln 1718	26.90)	2,176.85
020-590-270-63 Lot 18, Blk 54, THSL, Pln 1718	33.00)	2,670.49
020-590-270-69 Lot 17, Blk 54, THSL, Pln 1718	33.00		2,670.49
020-590-270-75 Lot 16, Blk 54, THSL, Pln 1718	33.00)	2,670.49
020-590-270-83 Lot 15 Amd, Blk 54, THSL, Pln 1718 EX Pln16952	48.30)	3,908.62
020-590-270-95 Lot 13 Amd, Blk 54, THSL, Pln 1718 EX Pln16952	38,50)	3,115.57
020-271-588-74 Lot A of 31 & 32 Blk 53, THSL, Pln 6748	33.00	27.00	2,670.49
020-590-271-05 Lot B of 31 & 32 Blk 53, THSL, Pln 6748	33.00	27.00	2,670.49
020-590-271-23 Lots 29 & 30, Blk 53, THSL, Pin 1019	66.00		5,340.97

North Side Rate per foot:	\$80.923884		
Total for North Side	1,428.51	54.00	\$115,600.58
020-590-274-95 Lot A, Blk 52, THSL, Pln 410	99.00		8,011.46
020-590-274-79 Lot 20, Blk 52, THSL, Pln 410	33.00		2,670.49
020-590-274-71 Lot 21, Blk 52, THSL, Pin 410	.33,00		2,670.49
020-590-274-65 Lot 22, Blk 52, THSL, Pln 410	33.00		2,670.49
020-590-274-59 Lot 23, Blk 52, THSL, Pln 410	33,00		2,670.49
020-590-274-53 Lot 24, Blk 52, THSL, Pln 410	33.00		2,670.49
020-590-274-47 Lot 25 Amd, Blk 52, THSL, Pln 410	33.11		2,679.39
020-590-274-41 Lot 26 Amd, Blk 52, THSL, Pln 410	32.89		2,661.59
020-590-274-35 Lot 27, Blk 52, THSL, Pln 410	33,00		2,670.49
020-590-274-29 Lot 28, Blk 52, THSL, Pln 410	33.00		2,670.49
020-590-274-23 Lot 29, Blk 52, THSL, Pln 410	33.00		2,670.49
020-590-274-17 Lot 30, Blk 52, THSL, Pin 410	33.00	•	2,670.49
020-590-274-05 Lots 31 to 32, Blk 52, THSL, Pln 410	66.00		5,340.97
020-590-271-63 Lot 1, Blk 53, THSL, Pln EPP20224	329.91		26,697.60
020-590-271-31 Lots 27 & 28, Blk 53, THSL, Pln 1019	66.00		5,340.97

Co-Ordinate & Legal Description	Assessed Exempt Footage Footage	2019 Charge
South Side		
020-590-270-06 Lots 1 and 2, Blk 55, THSL, Plan 2684	65.40	2,646.21
020-590-270-18 Lots 3 and 4, Blk 55, THSL, Plan 2684	60.00	2,427.72
020-590-270-24 Lot 5, Blk 55, THSL, Plan 2684	30.00	1,213.86
020-590-270-36 Lot 6, Blk 55, THSL, Plan 2684	30.00	1,213.86
020-590-270-48 Lot 26, Blk 55, THSL, Plan 2500	25.00	1,011.55
020-590-270-54 Lot 25, Blk 55, THSL, Plan 2500	25.00	1,011.55
020-590-270-60 Lot 24, Blk 55, THSL, Plan 2500 Ex Plan 4298	25.00	1,011.55
020-590-270-66 Lot 23, Blk 55, THSL, Plan 2500 Ex Plan 4298	25.00	1,011.55
020-590-270-80 Lot A, Blk 55, THSL, Ex Pl 9712	50.00	2,023.10
020-590-270-96 Lot 20, Blk 55, THSL, Plan 2500	35.30	1,428.31
020-590-271-04 *Strata LMS183 - see attached	132.01	5,341.38
020-590-271-46 ***Strata LMS1880 - see attached	264.00	10,681.95
020-590-271-78 Lot 13, Blk 56, THSL, Plan 2422	33.00	1,335.24
020-590-271-96 Lots 14 to 16, Blk 56, THSL, Plan 2422	99.00	4,005.72
020-590-274-06 Lot 1, Blk 57, THSL, Plan 309A	48.00	1,942.17
020-590-274-18 Lot 2, Blk 57, THSL, Plan 309A	48.00	1,942.17

ENG - SDE - LI - Special Assessment - Maintenance - East Hastings - Worksheet - 2020

020-590-274-26	144.00		5,826.52
****Strata BCS 3366 - see attached			. ,
020-590-274-42	95,96		3,882.73
**Strata LMS 775 - see attached			
020-590-274-68		96.00	0.00
*Lot 8, Plan VAP309A - Hastings Library exempt			
020-590-274-96	96.00		3,884.35
Lot A, Blk 57, THSL, Plan 309A			
Tatal fau Cauth Cida	4 220 07	00.00	\$53,841.49
Total for South Side	1,330.67	96.00	φου,841.49
South Side Rate per foot:	\$40.461942		
Seattle of the per 1991	7.5.701042		

	Rate	e per Foot	Assessed Footage	Total
Total for North Side	\$	80,923884	1,428.51	\$115,600.58
Total for South Side	\$	40.461942	1,330.67	\$53,841.49
Total Amount to be Collected:				\$169,442.07

Strata Title Shares

Strata Title Shares		
	Shares	Charge
*Strata LMS183 - Total Shares:	10,000	\$5,341.38
020-590-271-04-0001	1,708	912.31
020-590-271-04-0002	8,292	4,429.07
	10,000	\$5,341.38
**Strata LMS775 - Total Shares:	7,087	\$3,882.73
020-590-274-42-0001	1,127	617.44
020-590-274-42-0002	1,127	617.44
020-590-274-42-0003	1,211	663,47
020-590-274-42-0004	1,211	663.47
020-590-274-42-0005	1,211	663.47
020-590-274-42-0006	1,200	657.44
	7,087	\$3,882.73
***Strata LMS 1880 - Mixed Use -		
Commercial units only charged - Total shares:	19,405	\$10,681.95
020-590-271-46-0002	878	483.32
020-590-271-46-0003	879	483.87
020-590-271-46-0004	908	499.83
020-590-271-46-0005	880	484.42
020-590-271-46-0006	834	459.10
020-590-271-46-0007	838	461.30
020-590-271-46-0008	936	515.24
020-590-271-46-0014	1,042	573.59
020-590-271-46-0015	1,083	596.16
020-590-271-46-0016	1,083	596.16
020-590-271-46-0017	1,562	859.85
020-590-271-46-0018	945	520.20
020-590-271-46-0019	995	547.72
020-590-271-46-0020	1,000	550.47
020-590-271-46-0021	995	547.72
020-590-271-46-0022	1,028	565.89
020-590-271-46-0023	1,001	551.02
020-590-271-46-0024	845	465.15
020-590-271-46-0025	789	434.32
020-590-271-46-0026	884	486.62
	19,405	\$10,681.95

Strata Title Shares

	Shares	Charge
****Strata BCS 3366 - Mixed Use -		
Commercial units only charged - Total shares:	721	\$5,826.52
020-590-274-26-0001	90	727.30
020-590-274-26-0002	92	743.47
020-590-274-26-0003	99	800.04
020-590-274-26-0004	76	614.17
020-590-274-26-0005	90	727.30
020-590-274-26-0006	108	872.77
020-590-274-26-0007	79	638.41
020-590-274-26-0008	87	703.06
	721	\$5,826.52

East Hastings Collective Parking

Schedule "B"

January 1, 2019 to December 31, 2019

Costs of East Hastings Parking Project:

Account 20001815 Electricity \$163.82 General & Other Taxing Authorities \$165,632.57 Maintenance/repair \$3,645.68 Total costs \$169,442.07

East Hastings Collective Parking

January 1, 2019 to December 31, 2019

Summary

Charges applicable to lots abutting Hastings Street from Nanaimo Street to Slocan Street and on the east side of Kamloops Street from Hastings Street to the lane north for maintenance of Collective Parking

Assessed Footage:

		•	
	North side of Hastings Street and East side of Kamloops Street		1,428.51
•	South side of Hastings Street	Total	1,330.67 2,759.18
Exempt Fo	otage:		
	North Side South Side	Total	54.00 96.00 150.00
Maintenan	ce Charges for the year 2018		\$169,442.07
Cost per fo	oot (Ration 2:1 as per agreement: North Side of Hastings Street		. \$80.923884
Amount To	South Side of Hastings Street Be Collected:		\$40.461942
	North Side of Hastings Street South Side of Hastings Street	Total	\$115,600.58 53,841.49 \$169,442.07

EXPLANATION

2019 Costs for the South Fraser Street Collective Parking Project

Under section 506A of the *Vancouver Charter*, where Council has completed construction of a collective parking project undertaken as a local improvement, Council may pass a by-law annually to provide for the costs of maintaining the project, including real property taxes and local improvement charges which may be levied, but for the exemption allowed on City-owned lands. The attached By-law is to charge the benefiting owners with the 2019 maintenance costs and taxes with respect to the South Fraser Street Collective Parking Project.

Director of Legal Services March 31, 2020



BY-LAW NO.

A By-law to assess real property to defray 2019 costs for the South Fraser Street Collective Parking Project

PREAMBLE

Council undertook and constructed a collective parking project (the "South Fraser Street Project") as a local improvement under By-law No. 3808, and specially assessed, for the construction cost, the real property described in Schedule A to this By-law.

Under section 506A of the *Vancouver Charter*, Council may pass a by-law annually to defray certain costs and charges associated with a collective parking project, by specially assessing the real property benefited by and specially assessed for the construction of the collective parking project.

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

- 1. Council hereby imposes a special assessment upon the parcels of real property benefited by, and specially assessed for, the costs of the South Fraser Street Project, and described in Schedule A, to defray the costs of \$173,123.56 incurred by the City in connection with the project, calculated as set out in Schedule B, which apply to the period from January 1, 2019 to July 31, 2019, and hereby levies against each such parcel of real property, as a special rate over and above all other rates and taxes, the individual amount, being a portion of such costs set out in Schedule A, opposite the description of each parcel.
- 2. Schedules A and B referred to herein, and attached to this By-law, form part 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	, 2020
		Mayor
		Acting City Clerk

South Fraser Collective Parking

Schedule "A"

Total Amount to be collected			\$173,123.56
Co-Ordinate and Legal Description	Assessed Footage	Exempt Footage	2019 Charge
West Side			
016-210-755-07 Lots 19 & 20, Blk 2, DL 645, Pln 2317	57.20		4,194.73
016-210-755-29 Lot 21, Blk 2, DL 645, Pln 2317	25.00		1,833.36
016-210-755-37 Lot 22, Blk 2, DL 645, Pln 2317	25.00		1,833.36
016-210-755-45 Lot 23, Blk 2, DL 645, Pln 2317	25.00		1,833.36
016-210-755-63 Lot A, Blk 2, DL 645, Pln 15444	50.05		3,670.39
016-210-755-73 Lot 26, Blk 2, DL 645, Pln 2317	25.00		1,833.36
016-210-755-97 Lot B, Blk 2, DL 645, Pln LMP 15552	57.04		4,183.00
016-210-757-07 Lots 19 & 20, Blk 3, DL 645, Pln 2317	57.00		4,180.06
016-210-757-27 Lot 21, Blk 3, DL 645, Pln 2317	25.00		1,833.36
016-210-757-49 Lot A, Blk 3, DL 645, Pln 2317	75.00		5,500.08
016-210-757-95 Lots 25 & 26 & N. 15 ft. of 27 & 28 Amd, Blk 3, DL 645, Pln 2317	107.00		7,846.80
016-210-758-05 Lot 1, Blk 1, DL 646, Pln 1427	33.00		2,420.04
016-210-758-15 Lot 2, Blk 1, DL 646, Pln 1427	33.00		2,420.04

016-210-758-31 Lot 3, Blk 1, DL 646, Pln 1427	33.00	2,420.04
016-210-758-45 Lot 4, Blk 1, DL 646, Pln 1427	33.00	2,420.04
016-210-758-67 Lot 5, Blk 1, DL 646, Pln 1427	33.00	2,420.04
016-210-758-71 Lot 6, Blk 1, DL 646, Pln 1427	33.00	2,420.04
016-210-758-91 Lots 7 & 8, Blk 1, DL 646, Pln 1427	66.00	4,840.07
016-210-761-03 Parcel C, Blk 2, DL 646, Pln BCP7391	66.06	4,844.47
016-210-761-31 Lot 3, Blk 2, DL 646, Pln 1427	33.00	2,420.04
016-210-761-43 Lot 4, Blk 2, DL 646, Pln 1427	33.00	2,420.04
016-210-761-63 Lots 5 & 6, Blk 2, DL 646, Pln 1427	66.00	4,840.07
016-210-761-97 Lot A, Blk 2, DL 646, Pln EPP75672	66.00	4,840.07
016-210-765-05 Lot A, Blks 1 to 3 & 22 to 24, DL 649, Pln	92.92 ı 1286	6,814.24
016-210-765-47 Lot 4, Blks 1 to 3 & 22 to 24, DL 649, Pln	30.98 1286	2,271.90
016-210-765-69 Lot B, Blks 1 to 3 & 22 to 24, DL 649, Pln	61.96 17897	4,543.80
016-210-765-87 Lot 7, Blks 1 to 3 & 22 to 24, DL 649, Pln	30.98 1286	2,271.90
016-210-765-95 Lot A, Blks 2 to 3, DL 649, Pln 29567	30.97	2,271.17
016-210-769-05 Lot 9, Blks 4 to 6, DL 649, Pln 2236	32,00	2,346.70
016-210-769-19 Lot 10, Blks 4 to 6, DL 649, Pln 2236	31.40	2,302.70

016-210-769-33 Lot L, DL 649, Plan BCP46445	62.77		4,603.20
016-210-769-47 Lot 13, Blks 4 to 6, DL 649, Pln 2236	31.40		2,302.70
016-210-769-57 Lot 14, Blks 4 to 6, DL 649, Pln 2236	31.40		2,302.70
016-210-769-75 Lot 15, Blks 4 to 6, DL 649, Pln 2236	31.40		2,302.70
016-210-769-79 Lot 16, Blks 4 to 6, DL 649, Pln 2236	31.40		2,302.70
016-210-769-97 Lot J, Blks 4 to 6, DL 649, Pln LMP2787	62.77		4,603.20
Total for West Side	1,618.70		118,706.47
Rate per foot: 73.334446			
East Side			
016-210-755-06 Lots 16 to 18, Blk 1 , DL 664, N 3/4 Pln 214	99.00 48		3,630.05
016-210-755-36 Lot 15 , Blk 1, DL 664, N 3/4 Pln 2148	33.00		1,210.02
016-210-755-76 Lots 13 to 14, Blk 1 , DL 664, N 3/4 Pln 776	63.99 30		2,346.34
016-210-757-26 vsb school ex. Lot 3, Blks 2 and 3, DL 664 NE 1/4, Pln 14	4021	265.95	0.00
016-210-757-76 *cov Fraser Library Lot A , DL 664, N 1/2 of S. 1/4 Pln 7414		82.46	0.00
016-210-757-96 Lot B , DL 664, S. Pt, Pln 17850	65.98		2,419.30
016-210-758-06 Lot 18 , Blk 1, DL 663, Pln 1390	33.00		1,210.02
016-210-758-16 Lot 17 , Blk 1, DL 663, Pln 1390	33.00		1,210.02

016-210-758-24 Lot 16 , Blk 1, DL 663, Pln 1390	33.00	1,210.02
016-210-758-36 Lot 15 , Blk 1, DL 663, Pln 1390	33.00	1,210.02
016-210-758-50 Lot 14 , Blk 1, DL 663, Pln 1390	33.00	1,210.02
016 210 758-64 Strate Plan BCS 1388 - see attached	82:50	3,025.05
016-210-758-86 Lots 10 & S 1/2 of 11, Blk 1, DL 663, Pln 139	49.50 90	1,815.03
016-210-761-18 Lot B, Blk 1, DL 663, Pln 21036	99.00	3,630.05
016-210-761-36 Lot 6 , Blk 1, DL 663, Pln 1390	33.00	1,210.02
016-210-761-64 Lot A , Blk 1, DL 663, Pln 1390	66.00	2,420.04
016-210-761-74 Lot 3 , Blk 1, DL 663, Pln 1390	33.00	1,210.02
016-210-761-98 Lot C , Blk 1, DL 663, Pln VAP23174	66.83	2,450.46
016-210-765-06 Lots 1 to 3, Blk 1, DL 662, Pln 1900	99.33	3,642.15
016-210-765-42 Lot 4 , Blk 1, DL 662, Pln 1900	33.00	1,210.02
016-210-765-52 Lot 5 , Blk 1, DL 662, Pln 1900	33.00	1,210.02
016-210-765-68 Lot 6 , Blk 1, DL 662, Pln 1900	33.00	1,210.02
016-210-765-74 Lot 7 , Blk 1, DL 662, Pln 1900	33.00	1,210.02
016-210-765-86 Lots B & 10 Amd , Blk 1, DL 662, Pln 1900	99.17	3,636.28
016-210-769-18 Lot 11 Amd , Blk 1, DL 662, Pln 1900	33.01	1,210.39

016-210-769-26 Lot 12 Amd, Blk 1, DL 662,	35.29 Pln 1900	1,293.99
016-210-769-42 Lots 13 Amd & 14 Amd, Blk	63.97 c 1, DL 662, Pln 1900	2,345.60
016-210-769-64 Lots 15 Amd to 17 , Blk 1, D	98.51 DL 662, Pin 1900	3,612.08
016-210-769-94 Lots 18 & 19 , Blk 1, DL 662	66.00 2, Pln 1900	2,420.04
Total for East Side	1,484.08	8.41 54,417.09
Rate per foot:	36.667223	

	Rate per foot	Assessed Footage	Total
Total for West Side	73.334446	1,618.70	118,706.47
Total for East Side	36.667223	1,484.08	54,417.09
Total Amount to be Coll	ected:		173,123.56

Strata Title Shares

Strata Plan BCS1388 - total shares:	1785	\$3,025.05
016-210-758-64-0001	73	123.71
016-210-758-64-0002	68	115,24
016-210-758-64-0003	68	115.24
016-210-758-64-0004	79	133,88
016-210-758-64-0005	80	135.58
016-210-758-64-0006	66	111.85
016-210-758-64-0007	66 ,	111.85
016-210-758-64-0008	71	120.32
016-210-758-64-0009	73	123.71
016-210-758-64-0010	69	116.93
016-210-758-64-0011	68	115,24
016-210-758-64-0012	79	133.88
016-210-758-64-0013	75	127.10
016-210-758-64-0014	60	101.68
016-210-758-64-0015	61	103.38
016-210-758-64-0016	63	106.77
016-210-758-64-0018	101	171.17
016-210-758-64-0019	108	183.03
016-210-758-64-0020	293	496.56
016-210-758-64-0025	69	116.93
016-210-758-64-0026	40	67,79
016-210-758-64-0029	55	93.21
	1785	\$3,025.05

South Fraser Collective Parking

Schedule "B"

January 1, 2019 to Jul 31, 2019

Costs of South Fraser Parking Project:

Account 20001814

Total costs	\$_1	73,123.56
Sanitation - cleaning of lot		1,669.38
Maintenance/repair		11,128.42
General Levy & Other Taxing Authorities	1	60,188.06
Electricity	\$	137.70

South Fraser Collective Parking

Summary

Charges applicable to lots abutting Fraser Street from 43rd Avenue to 49th Avenue for maintenance of Collective Parking from:

January 1, 2019 to July 31, 2019

Assessed Footage:

West Side 1,618.70 East Side 1,484.08

Total 3,102.78

Exempt Footage:

West Side 0.00 East Side 348.41

Total 348.41

Maintenance Charges Jan 1 - Jul 31, 2019: \$173,123.56

Rate per Foot

(Ratio 2:1 as per agreement)

West Side \$73.334446 East Side \$36.667223

Amount To Be Collected

 West Side
 \$118,706.47

 East Side
 54,417.09

 Total
 \$173,123.56

A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from RS-1 to RM-8AN

Following the Public Hearing on May 16, 2019, Council resolved to rezone 188-198 West King Edward Avenue from RS-1 (One-Family Dwelling) District to RM-8AN (Multiple Dwelling) District to permit a townhouse development with a floor space ratio (FSR) up to 1.2. The Director of Legal Services 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 March 31, 2020

BY-LAW NO.

A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from RS-1 to RM-8AN

- 1. This By-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
- 2. 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-753 (a) attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.
- 3. The area shown within the heavy black outline on Schedule A is rezoned and moved from the RS-1 District Schedule to the RM-8AN District Schedule.
- 4. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
- 5. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this	day of	, 2020
		Mayor
		Acting City Clerk

Schedule A

