

**EXPLANATION****A By-law to amend the Single Room Accommodation By-law  
regarding permit conditions and increases in charges**

Following the Standing Committee on Policy and Strategic Priorities meeting on October 15, 2020, Council resolved to amend the Single Room Accommodation By-law. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
December 8, 2020

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

**A By-law to amend the Single Room Accommodation By-law  
regarding permit conditions and increases in charges**

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

1. This By-law amends the indicated provisions of the Single Room Accommodation By-law No. 8733.
2. Council strikes “Schedule A” of the By-law and replaces it with the “Schedule “A” attached to this by-law.
3. Council adds the words “and the General Manager of Arts, Culture and Community Services” immediately before the period “.” in section 5.3.
4. Council strikes the term “Chief Housing Officer” wherever it occurs in the by-law and replaces it with “General Manager of Arts, Culture and Community Services”.
5. Council adds a new section as 4.6A as follows:

“Consideration of permit if part of a rezoning application

4.6A If a conversion or demolition permit is required as a consequence of a development that is subject to a rezoning application, then the SRA permit application should be considered by Council at the same time as the rezoning application.”
6. Council strikes “\$125,000” from section 4.8(a) and replaces it with “\$230,000”.
7. Council strikes the period at the end of section 4.8(h) and replaces it with “; and”.
8. Council adds a new section 4.8(i) as follows:

“(i) as a condition of approving a conversion or demolition permit for a designated room, require the owner to provide every permanent resident whose tenancy is terminated as a result of the work contemplated by the permit with moving expenses of \$750, or if less than \$750, the actual costs of moving and additional compensation based on the length of tenancy of the permanent resident in accordance with the following:

  - (i) 4 months’ rent for tenancies up to 5 years,
  - (ii) 5 months’ rent for tenancies over 5 years and up to 10 years,
  - (iii) 6 months’ rent for tenancies over 10 years and up to 20 years,
  - (iv) 12 months’ rent for tenancies over 20 years and up to 30 years,
  - (v) 18 months’ rent for tenancies over 30 years and up to 40 years, and
  - (vi) 24 months’ rent for tenancies over 40 years.”
9. Council inserts a new section 4.8A as follows:



## SCHEDULE A

	<b>COLUMN 1: MAIN CIVIC ADDRESS(ES)</b>	<b>COLUMN 2: LEGAL DESCRIPTION</b>	<b>COLUMN 3: SECONDARY CIVIC ADDRESS(ES)</b>	<b>COLUMN 4: CURRENT NAME OF BUILDING</b>
1.	210 ABBOTT ST.	PARCEL IDENTIFIER: 015-713-237 LOT 7 BLOCK 2 OLD GRANVILLE TOWNSITE PLAN 168	214 & 216 ABBOTT ST.	DOMINION HOTEL
2.	320 ABBOTT ST.	PARCEL IDENTIFIER: 006-306-993 THE SOUTH 1/2 OF LOT 8 BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 168		METROPOLE STUDIO APARTMENTS
3.	404 ABBOTT ST.	PARCEL IDENTIFIER: 006-854-796 LOT 1 BLOCK 29 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 006-854-826 LOT 2 BLOCK 29 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 006-854-842 THE WEST 10 FEET OF LOT 3 BLOCK 29 DISTRICT LOT 541 PLAN 210	418, 402 & 420 ABBOTT ST.; 84 W HASTINGS ST.	ABBOTT MANSIONS
4.	455 ABBOTT ST.	PARCEL IDENTIFIER: 007-826-991 LOT 22 BLOCK 28 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 007-827-032 LOT 23 BLOCK 28 DISTRICT LOT 541 PLAN 210		LOTUS HOTEL
5.	90 ALEXANDER ST.	PARCEL IDENTIFIER: 015-705-455 LOT 9 BLOCK 2 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-705-471 LOT 10 BLOCK 2 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-705-544 LOT 11, EXCEPT PART IN REFERENCE PLAN 1441, BLOCK 2 DISTRICT LOT 196 PLAN 184.	103 COLUMBIA ST.; 91 & 99 POWELL ST.	ALEXANDER COURT
6.	313 ALEXANDER ST.	PARCEL IDENTIFIER: 015-818-551 LOT 3 BLOCK 39 DISTRICT LOT 196 PLAN 196		ROSS HOUSE

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7.	362 ALEXANDER ST.	PARCEL IDENTIFIER: 015-605-540 LOT 19 BLOCK 40 DISTRICT LOT 196 PLAN 196		EMPRESS ROOMS
8.	500 & 502 ALEXANDER ST.	PARCEL IDENTIFIER: 015-602-923 LOT 1 BLOCK 42 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-602-931 LOT 2 BLOCK 42 DISTRICT LOT 196 PLAN 196	120 JACKSON AVE.	IMOUTO HOUSE
9.	504 ALEXANDER ST.	PARCEL IDENTIFIER: 015-602-966 LOT 3 BLOCK 42 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-602-991 THE WEST 15 FEET OF LOT 4 BLOCK 42 DISTRICT LOT 196 PLAN 196		DECKER RESIDENCE
10	514 ALEXANDER ST.	PARCEL IDENTIFIER: 015-603-130 LOT 8 BLOCK 42 DISTRICT LOT 196 PLAN 196		PHOENIX APARTMENTS
11	610 ALEXANDER ST.	PARCEL IDENTIFIER: 015-598-136 LOT 2 BLOCK 43 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-598-144 LOT 3 BLOCK 43 DISTRICT LOT 196 PLAN 196	612 ALEXANDER ST.	LAUREL APARTMENTS
12	658 ALEXANDER ST.	PARCEL IDENTIFIER: 015-598-501 LOT 12 BLOCK 43 DISTRICT LOT 196 PLAN 196		ROSE HOTEL
13	688 ALEXANDER ST.	PARCEL IDENTIFIER: 015-598-560 LOT 14 BLOCK 43 DISTRICT LOT 196 PLAN 196		OCEAN ROOMS
14	58 ALEXANDER ST.	PARCEL IDENTIFIER: 015-705-439 LOT 8 BLOCK 2 DISTRICT LOT 196 PLAN 184	59 POWELL ST.	ALEXANDER RESIDENCE

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15	310 ALEXANDER ST.	PARCEL IDENTIFIER: 015-605-396 LOT 3 BLOCK 40 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER:015-605-400 LOT 4 BLOCK 40 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER:015-605-418 AMENDED LOT 5 (EXPLANATORY PLAN 3239) BLOCK 40 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-605-426 AMENDED LOT 6 (EXPLANATORY PLAN 3239) BLOCK 40 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-605-434 AMENDED LOT 7 (EXPLANATORY PLAN 3239) BLOCK 40 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-605-451 LOT 8 BLOCK 40 DISTRICT LOT 196 PLAN 196	320 ALEXANDER ST.	VETERANS MEMORIAL MANOR

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16.	313 CAMBIE ST.	PARCEL IDENTIFIER: 004-253-183 LOT A OF LOTS 10 AND 11 BLOCK 11 DISTRICT LOT 541 PLAN 218; PARCEL IDENTIFIER: 004-253-248 AMENDED LOT B (SEE175514L) OF LOTS 10 AND 11 BLOCK 11 DISTRICT LOT 541 PLAN 218	315, 317,319, 321, 323 & 325 CAMBIE ST.	DANNY'S INN/ROOMS
17.	322 CAMBIE ST.	PARCEL IDENTIFIER: 011-747-684 THE SOUTH 25 FEET OF THE WEST 55 FEET OF LOT 8 BLOCK 4 OLD GRANVILLE TOWNSITE PLAN 168	324 CAMBIE ST.	MELVILLE ROOMS
18.	340 CAMBIE ST.	PARCEL IDENTIFIER: 015-712-931 LOT D (REFERENCE PLAN 1645) OF LOTS 9 AND 10 BLOCK 4 OLD GRANVILLE TOWNSITE PLAN 168		GASTOWN HOSTEL / CAMBIE HOUSE
19.	425 CAMPBELL AVE.	PARCEL IDENTIFIER: 004-766-105 LOT C (REFERENCE PLAN 342) OF LOTS 21 AND 22 BLOCK 66 DISTRICT LOT 181 PLAN 196	427 & 429 CAMPBELL AVE.	ST. EHLMO HOTEL/ROOMS
20.	204 CARRALL ST.	PARCEL IDENTIFIER: 014-292-491 THE SOUTH 42 FEET OF LOT 27 BLOCK 7 DISTRICT LOT 196 PLAN 184	202 & 206 CARRALL ST.	GLORY HOTEL
21.	309 CARRALL ST.	PARCEL IDENTIFIER: 007-665-610 THE EAST PART OF LOT 1 (REFERENCE PLAN 132) BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 168	307, 313 & 315 CARRALL ST.; 2 & 6 W CORDOVA ST.	RAINIER HOTEL
22.	412 CARRALL ST.	PARCEL IDENTIFIER: 003-545-725 LOT 1 BLOCK 13 DISTRICT LOT 196 PLAN 184		PENNSYLVANIA HOTEL
23.	488 CARRALL ST.	PARCEL IDENTIFIER: 010-870-679 LOT A BLOCK 13 DISTRICT LOT 196 PLAN 6567		WEST HOTEL

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24.	303 COLUMBIA ST.	PARCEL IDENTIFIER: 015-691-241 LOT 16 BLOCK 8 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-691-276 LOT 17 BLOCK 8 DISTRICT LOT 196 PLAN 184	321 COLUMBIA ST.	NEW COLUMBIA HOTEL
25.	351 COLUMBIA ST.	PARCEL IDENTIFIER: 005-320-861, Lot 18 and Parcel Identifier: 014-950-219, Lot 19 and Parcel Identifier: 014-950-481, Lot 20, all of Block 8 District Lot 196 Plan 184	369 & 375 COLUMBIA ST.	PERSEPOLIS
26.	412 COLUMBIA ST.	PARCEL IDENTIFIER: 015-670-775 LOT A (REFERENCE PLAN 213) OF 27 BLOCK 12 DISTRICT LOT 196 PLAN 184.	100 E HASTINGS ST.; 410 COLUMBIA ST.	COSY CORNER INN
27.	414 COLUMBIA ST.	PARCEL IDENTIFIER: 005-242-991 THE SOUTH 50 FEET OF LOT 27 BLOCK 12 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 005-242-983 LOT 28 BLOCK 12 DISTRICT LOT 196 PLAN 184	416 & 420 COLUMBIA ST.; 106 E HASTINGS ST.	YIN PING BENEVOLENT SOC.
28.	42 E CORDOVA ST.	PARCEL IDENTIFIER: 015-691-144 LOT 9 BLOCK 8 DISTRICT LOT 196 PLAN 184		CENTRAL RESIDENCE
29.	50 E CORDOVA ST.	PARCEL IDENTIFIER: 012-633-861 LOT 11 BLOCK 8 DISTRICT LOT 196 PLAN 184	52 E CORDOVA ST.	WONDER HOTEL
30.	54 E CORDOVA ST.	PARCEL IDENTIFIER: 015-691-217 LOT 12 BLOCK 8 DISTRICT LOT 196 PLAN 184	56 E CORDOVA ST.	CORDOVA'S RESIDENCE
31.	100 E CORDOVA ST.	PARCEL IDENTIFIER: 024-756-989 PARCEL B BLOCK 9 DISTRICT LOT 196 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP45079	302 COLUMBIA ST.	BRIDGE HOUSING
32.	139 E CORDOVA ST.	PARCEL IDENTIFIER: 004-410-785 LOT 15 BLOCK 6 DISTRICT LOT 196 PLAN 184		UNITED ROOMS



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33.	512 E CORDOVA ST.	PARCEL IDENTIFIER: 015-584-216 LOT 3 BLOCK 58 DISTRICT LOT 196 PLAN 196		THE VIVIAN
34.	9 W CORDOVA ST.	PARCEL IDENTIFIER: 009-354-492 LOT B BLOCK 2 OLD GRANVILLE TOWNSITE PLAN 10753	1 W CORDOVA ST.	BOULDER ROOMS
35.	50 W CORDOVA ST.	PARCEL IDENTIFIER: 015-713-067 LOT 5 BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 168		HILDON HOTEL
36.	57 W CORDOVA ST.	PARCEL IDENTIFIER: 004-776-151 PARCEL A (REFERENCE PLAN 1457) OF LOT 11 BLOCK 2 OLD GRANVILLE TOWNSITE PLAN 168		TRAVELLER'S HOTEL
37.	368 E CORDOVA ST.	PARCEL IDENTIFIER: 007-630-671 LOT A BLOCK 56 DISTRICT LOT 196 PLAN 15730		CORDOVA HOUSE
38.	420 E CORDOVA ST.	PARCEL IDENTIFIER: 007-209-223 LOT B BLOCK 57 DISTRICT LOT 196 PLAN 18161	412 E CORDOVA ST.	HUGH BIRD RESIDENCE
39.	450 E CORDOVA ST.	PARCEL IDENTIFIER: 007-756-836 LOT A BLOCK 57 DISTRICT LOT 196 PLAN 14669		OPPENHEIMER LODGE
40.	535 E CORDOVA ST.	PARCEL IDENTIFIER: 007-584-466 LOT A BLOCK 53 DISTRICT LOT 196 PLAN 16055		ANTOINETTE LODGE

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41.	143 DUNLEVY AVE.	PARCEL IDENTIFIER: 011-948-302 LOT 22 BLOCK 40 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 011-948-311 LOT 23 BLOCK 40 DISTRICT LOT 196 PLAN 196	131,135 & 139 DUNLEVY AVE.; 395, 397 & 399 POWELL ST.	SEREENA'S HOUSE
42.	500 DUNSMUIR ST.	PARCEL IDENTIFIER: 015-471-594 LOT 37 BLOCK 44 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-471-608 LOT 38 BLOCK 44 DISTRICT LOT 541 PLAN 210 ; PARCEL IDENTIFIER: 015-471-616 LOT 39 BLOCK 44 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-471-624 LOT 40 BLOCK 44 DISTRICT LOT 541 PLAN 210		DUNSMUIR HOUSE
43.	208 E GEORGIA ST.	PARCEL IDENTIFIER: 015-644-278 LOT 1 BLOCK 20 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-644-286 LOT 2 BLOCK 20 DISTRICT LOT 196 PLAN 184	212 E GEORGIA ST; 700 MAIN ST.	LONDON HOTEL

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44.	221 E GEORGIA ST.	PARCEL IDENTIFIER: 015-662-128 LOT 12 BLOCK 17 DISTRICT LOT 196 PLAN 184		CASU CASU
45.	291 E GEORGIA ST.	PARCEL IDENTIFIER: 015-258-904 LOT D OF LOTS 25 AND 26 BLOCK 17 DISTRICT LOT 196 PLAN 500	293 E GEORGIA ST.	ARNO ROOMS
46.	527 E GEORGIA ST.	PARCEL IDENTIFIER: 015-145-638 LOT 26 BLOCK 85 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-145-654 LOT 27 BLOCK 85 DISTRICT LOT 196 PLAN 196	531 & 533 E GEORGIA ST.	METRO RESIDEN CES
47.	628 E GEORGIA ST.	PARCEL IDENTIFIER: 003-492-745 LOT 6 BLOCK 91 DISTRICT LOT 196 PLAN 196	630 E GEORGIA ST.	
48.	634 E GEORGIA ST.	PARCEL IDENTIFIER: 011-697-482 LOT 7 BLOCK 91 DISTRICT LOT 196 PLAN 196		GEORGIA ROOMS
49.	1218 E GEORGIA ST.	PARCEL IDENTIFIER: 014-596-601 THE EAST 1/2 OF LOT 2, EXCEPT THE SOUTH 10 FEET NOW LANE, OF LOT 19 BLOCK A DISTRICT LOT 182 PLAN 176		
50.	876 GRANVILLE ST.	PARCEL IDENTIFIER: 025-444-638 LOT B BLOCK 63 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP277	872 & 874 GRANVILLE ST.	STATE HOTEL
51.	936 GRANVILLE ST.	PARCEL IDENTIFIER: 013-152-637 LOT 8 BLOCK 73 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER:013-152-645 LOT 9 BLOCK 73 DISTRICT LOT 541 PLAN 210	932 GRANVILLE ST.	SIESTA ROOMS

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52.	1044 GRANVILLE ST.	PARCEL IDENTIFIER: 015-486-559 LOT 8 BLOCK 83 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-486-567 LOT 9 BLOCK 83 DISTRICT LOT 541 PLAN 210	1046 & 1048 GRANVILLE ST.	REGAL HOTEL
53.	1060 GRANVILLE ST.	PARCEL IDENTIFIER: 015-486-656 LOT 12 BLOCK 83 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER:015-486-672 LOT 13 BLOCK 83 DISTRICT LOT 541 PLAN 210	1062 GRANVILLE ST.	VOGUE HOTEL
54.	1125 GRANVILLE ST.	PARCEL IDENTIFIER: 003-533-476 LOT 33 BLOCK 92 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER:003-533-484 LOT 34 BLOCK 92 DISTRICT LOT 541 PLAN 210	1127 GRANVILLE ST.	CLIFTON HOTEL
55.	1161 GRANVILLE ST.	PARCEL IDENTIFIER: 012-594-229 LOT 26 BLOCK 92 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 012-594-237 LOT 27 BLOCK 92 DISTRICT LOT 541 PLAN 210	1163 GRANVILLE ST.	ST. HELEN'S HOTEL
56.	1261 GRANVILLE ST.	PARCEL IDENTIFIER: 015-476-120 LOT 26 BLOCK 102 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-476-197 LOT 27 BLOCK 102 DISTRICT LOT 541 PLAN 210	1259 & 1263 GRANVILLE ST.	GRANVILLE RESIDENCE
57.	1300 GRANVILLE ST.	PARCEL IDENTIFIER: 009-533-419 LOT 1 BLOCK 113 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 009-533-427 LOT 2 BLOCK 113 DISTRICT LOT 541 PLAN 210	1306 GRANVILLE ST.	YALE HOTEL
58.	553 HAMILTON ST.	PARCEL IDENTIFIER: 015-488-098 LOT 18 BLOCK 36 DISTRICT LOT 541 PLAN 210	555 HAMILTON ST.	DEL MAR HOTEL

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59.	25 E HASTINGS ST.	PARCEL IDENTIFIER: 015-691-331 LOT 29 BLOCK 8 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER:015-691-357 LOT 30 BLOCK 8 DISTRICT LOT 196 PLAN 184		NEW DODSON HOTEL
60.	52 E HASTINGS ST.	PARCEL IDENTIFIER: 023-332-891 LOT F DISTRICT LOT 196 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP27049; PARCEL IDENTIFIER: 015-669-467 LOT 12 BLOCK 13 DISTRICT LOT 196 PL 184	56, 58 & 60 E HASTINGS ST.	SHALDON HOTEL
61.	101 E HASTINGS ST.	PARCEL IDENTIFIER: 007-252-897 LOT 25 BLOCK 9 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 007-252-927 LOT 26 BLOCK 9 DISTRICT LOT 196 PLAN 184	360 COLUMBIA ST.	IRVINE HOTEL
62.	103 E HASTINGS ST.	PARCEL IDENTIFIER: 010-184-414 AMENDED LOT 24 (SEE 67956K) BLOCK 9 DISTRICT LOT 196 PLAN 184	105 E HASTINGS ST.	ACADEMY HOUSE
63.	122 E HASTINGS ST.	PARCEL IDENTIFIER: 004-440-765 LOT 31 BLOCK 12 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 004-440-773 LOT 32 BLOCK 12 DISTRICT LOT 196 PLAN 184		BRANDIZ HOTEL

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64.	137 E HASTINGS ST.	PARCEL IDENTIFIER: 015-686-647 LOT 18 BLOCK 9 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-686-078 LOT 19 BLOCK 9 DISTRICT LOT 196 PLAN 184	139 E HASTINGS ST.	WEST INN
65.	159 E HASTINGS ST.	PARCEL IDENTIFIER: 015-686-531 THE WEST 0.5 FEET OF LOT 13 BLOCK 9 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-685-926 LOT 14 BLOCK 9 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-685-951 LOT 15 BLOCK 9 DISTRICT LOT 196 PLAN 184		BALMORAL HOTEL
66.	160 E HASTINGS ST.	PARCEL IDENTIFIER: 013-263-072 LOT 39 BLOCK 12 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 013-263-111 LOT 40 BLOCK 12 DISTRICT LOT 196 PLAN 184		REGENT HOTEL
67.	166 E HASTINGS ST.	PARCEL IDENTIFIER: 004-568-273 LOT 42 BLOCK 12 DISTRICT LOT 196 PLAN 184		ROOSEVELT HOTEL
68.	177 E HASTINGS ST.	PARCEL IDENTIFIER: 015-685-730 LOT 11 BLOCK 9 DISTRICT LOT 196 PLAN 184	179 E HASTINGS ST.	MAPLE HOTEL
69.	235 E HASTINGS ST.	PARCEL IDENTIFIER: 015-684-091 LOT 11 BLOCK 10 DISTRICT LOT 196 PLAN 184		EMPRESS HOTEL
70.	237 E HASTINGS ST.	PARCEL IDENTIFIER: 014-892-553 LOT 12 BLOCK 10 DISTRICT LOT 196 PLAN 184		PHOENIX HOTEL
71.	239 E HASTINGS ST.	PARCEL IDENTIFIER: 015-684-105 LOT 13 BLOCK 10 DISTRICT LOT 196 PLAN 184	241 E HASTINGS ST.	BELMONT HOTEL/ROOMS
72.	242 E HASTINGS ST.	PARCEL IDENTIFIER: 011-692-103 LOT 32 BLOCK 11 DISTRICT LOT 196 PLAN 184	244 E HASTINGS ST.	MT EVEREST ROOMS

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73.	249 E HASTINGS ST.	PARCEL IDENTIFIER: 015-684-121 LOT 15 BLOCK 10 DISTRICT LOT 196 PLAN 184	251 E HASTINGS ST.	AFTON HOTEL ROOMS
74.	258 E HASTINGS ST.	PARCEL IDENTIFIER: 015-679-926 LOT 29 BLOCK 11 DISTRICT LOT 196 PLAN 184	260 E HASTINGS ST.	SAVOY HOTEL
75.	261 E HASTINGS ST.	PARCEL IDENTIFIER: 002-860-210 LOT 18 BLOCK 10 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 002-860-368 LOT 19 BLOCK 10 DISTRICT LOT 196 PLAN 184	263 & 265 E HASTINGS ST.	WALTON HOTEL
76.	341 E HASTINGS ST.	PARCEL IDENTIFIER: 015-584-771 LOT 28 BLOCK 56 DISTRICT LOT 196 PLAN 196	343 E HASTINGS ST.	SUMMER HOTEL
77.	344 E HASTINGS ST.	PARCEL IDENTIFIER: 015-577-015 LOT 9 BLOCK 71 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-577-023 LOT 10 BLOCK 71 DISTRICT LOT 196 PLAN 196	342 & 346 E HASTINGS ST.	HAZELWOOD HOTEL
78.	367 E HASTINGS ST.	PARCEL IDENTIFIER: 011-177-225 LOT 23 BLOCK 56 DISTRICT LOT 196 PLAN 196	369 E HASTINGS ST.	HOLBORN HOTEL
79.	389 E HASTINGS ST.	PARCEL IDENTIFIER: 015-584-721 LOT 19 BLOCK 56 DISTRICT LOT 196 PLAN 196		
80.	403 E HASTINGS ST.	PARCEL IDENTIFIER: 012-175-030 LOT 30 BLOCK 57 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 012-175-048 LOT 31 BLOCK 57 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 012-175-056 LOT 32 BLOCK 57 DISTRICT LOT 196 PLAN 196		PATRICIA HOTEL
81.	456 E HASTINGS ST.	PARCEL IDENTIFIER: 015-578-054 LOT 11 BLOCK 70 DISTRICT LOT 196 PLAN 196		ORWELL HOTEL

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82.	561 E HASTINGS ST.	PARCEL IDENTIFIER: 015-584-267 LOT 20 BLOCK 58 DISTRICT LOT 196 PLAN 196	563 E HASTINGS ST.	PATRICK ANTHONY RESIDENCE
83.	375 PRINCESS AVE.	PARCEL IDENTIFIER: 015-584-232 LOT 17 BLOCK 58 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-584-241 LOT 18 BLOCK 58 DISTRICT LOT 196 PLAN 196	573 & 577 E HASTINGS ST.; 335 PRINCESS AVE.	CARL ROOMS
84.	635 E HASTINGS ST.	PARCEL IDENTIFIER: 007-955-014 LOT 26 BLOCK 59 DISTRICT LOT 196 PLAN 196	637 E HASTINGS ST.	SHAMROCK HOTEL
85.	769 E HASTINGS ST.	PARCEL IDENTIFIER: 012-331-791 LOT 26 BLOCK 60 DISTRICT LOT 181 PLAN 196; PARCEL IDENTIFIER: 012-331-813 LOT 27 BLOCK 60 DISTRICT LOT 181 PLAN 196		ASTORIA HOTEL
86.	786 E HASTINGS ST.	PARCEL IDENTIFIER: 014-230-810 LOT 17 BLOCK 67 DISTRICT LOT 181 PLAN 196; PARCEL IDENTIFIER: 014-230-844 LOT 18 BLOCK 67 DISTRICT LOT 181 PLAN 196	782 & 784 E HASTINGS ST.	WOODBINE HOTEL
87.	872 E HASTINGS ST.	PARCEL IDENTIFIER: 015-577-937 LOT 15 BLOCK 66 DISTRICT LOT 181 PLAN 196		
88.	1168 E HASTINGS ST.	PARCEL IDENTIFIER: 007-763-301 LOT 14 BLOCK 14 OF BLOCK A DISTRICT LOT 182 PLAN 355		VERNON APARTMENTS
89.	1190 E HASTINGS ST.	PARCEL IDENTIFIER: 009-103-732 LOT 17 BLOCK 14 OF BLOCK A DISTRICT LOT 182 PLAN 355	1192 E HASTINGS ST.; 403, 405 & 407 VERNON DR.	ST. CLAIR NO. 2
90.	5 W HASTINGS ST.	PARCEL IDENTIFIER: 014-235-234 THE EAST 26 FEET OF LOT 16 BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 168		CANADIAN NORTH STAR



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91.	7 W HASTINGS ST.	PARCEL IDENTIFIER: 015-713-164 LOT 16, EXCEPT THE EAST 26 FEET, BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 168	9 & 11 W HASTINGS ST.	BEACON HOTEL
92.	18 W HASTINGS ST.	PARCEL IDENTIFIER: 015-650-944 LOT 15, EXCEPT PART IN REFERENCE PLAN 895A, BLOCK 29 DISTRICT LOT 541 PLAN 210	16 W HASTINGS ST.	BURNS BLOCK
93.	20 W HASTINGS ST.	PARCEL IDENTIFIER: 023-051-442 LOT K BLOCK 29 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP22692	30 W HASTINGS ST.	NEW PORTLAND HOTEL
94.	29 W HASTINGS ST.	PARCEL IDENTIFIER: 011-882-093 LOT C OF LOTS 13, 14 AND 15 BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 1193	31 W HASTINGS ST.	COSMOPOLITAN HOTEL
95.	33 W HASTINGS ST.	PARCEL IDENTIFIER: 011-698-641 LOT B OF LOTS 13 TO 15 BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 1193		CHELSEA INN
96.	35 W HASTINGS ST.	PARCEL IDENTIFIER: 014-879-697 LOT A OF LOTS 13 TO 15 BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 1193	37 W HASTINGS ST.	PALACE HOTEL
97.	74 W HASTINGS ST.	PARCEL IDENTIFIER: 015-499-871 LOT 3, EXCEPT THE WEST 10 FEET, BLOCK 29 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-499-855 LOT 4 BLOCK 29 DISTRICT LOT 541 PLAN 210	78 W HASTINGS ST.	GRAND UNION HOTEL
98.	106 W HASTINGS ST.	PARCEL IDENTIFIER: 003-414-825 THE EAST 24.5 FEET OF LOT 20 BLOCK 28 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 003-413-209 LOT 21 BLOCK 28 DISTRICT LOT 541 PLAN 210	100, 102 & 104 W HASTINGS ST.; 415, 419, 421, 423 & 435 ABBOTT ST.	ARGYLE HOTEL/ARGYLE HOUSE

	<b>COLUMN 1: MAIN CIVIC ADDRESS(ES)</b>	<b>COLUMN 2: LEGAL DESCRIPTION</b>	<b>COLUMN 3: SECONDARY CIVIC ADDRESS(ES)</b>	<b>COLUMN 4: CURRENT NAME OF BUILDING</b>
99.	116 W HASTINGS ST.	PARCEL IDENTIFIER: 009-180-061 LOT 16 BLOCK 28 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFICATION: 009-180-079 LOT 17 BLOCK 28 DISTRICT LOT 541 PLAN 210	118 & 120 W HASTINGS ST.	GOLDEN CROWN HOTEL
100.	404 HAWKS ST.	PARCEL IDENTIFIER: 015-577-686 THE NORTH 1/2 OF LOT 1 BLOCK 66 DISTRICT LOT 181 PLAN 196; PARCEL IDENTIFIER: 015-577-783 THE NORTH 1/2 OF LOT 2 BLOCK 66 DISTRICT LOT 181 PLAN 196	800 & 802 E HASTINGS ST.	RICE BLOCK
101.	209 HEATLEY ST.	PARCEL IDENTIFIER:015-587-142 LOT 15 BLOCK 52 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER:015-587-169 LOT 16 BLOCK 52 DISTRICT LOT 196 PLAN 196	686 POWELL ST.	HARBOURFRONT HOSTEL
102.	407 & 417 HEATLEY AVE. ; 684 E HASTINGS ST.	PARCEL IDENTIFIER: 015-576-493 LOT 14 BLOCK 68 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER:015-576-507 LOT 15 BLOCK 68 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-576-515 LOT 16 BLOCK 68 DISTRICT LOT 196 PLAN 196	688, 692, 694 & 696 E HASTINGS ST.; 409 & 419 HEATLEY AVE.	HEATLEY APARTMENTS
103.	1119 HORNBY ST.	PARCEL IDENTIFIER: 008-192-235 LOT 34 BLOCK 90 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 008-192-243 LOT 35 BLOCK 90 DISTRICT LOT 541 PLAN 210	1117 HORNBY ST.	MURRAY HOTEL

	<b>COLUMN 1: MAIN CIVIC ADDRESS(ES)</b>	<b>COLUMN 2: LEGAL DESCRIPTION</b>	<b>COLUMN 3: SECONDARY CIVIC ADDRESS(ES)</b>	<b>COLUMN 4: CURRENT NAME OF BUILDING</b>
104.	306 JACKSON AVE.	PARCEL IDENTIFIER: 006-584-969 LOT C BLOCK 58 DISTRICT LOT 196 PLAN 20525	322 JACKSON AVE.; 500 & 508 E CORDOVA ST.	B.C. ROOMS/JACKSON ROOMS
105.	218 KEEFER ST.	PARCEL IDENTIFIER: 006-034-195 LOT 41 BLOCK 17 DISTRICT LOT 196 PLAN 184	222 KEEFER ST.	KEEFER ROOMS
106.	240 KEEFER ST.	PARCEL IDENTIFIER: 006-915-566 LOT 38 BLOCK 17 DISTRICT LOT 196 PLAN 184		LUNG JEN BENEVOLENT
107.	542 KEEFER ST.	PARCEL IDENTIFIER: 015-565-360 LOT 9 BLOCK 85 DISTRICT LOT 196 PLAN 196		
108.	558 KEEFER ST.	PARCEL IDENTIFIER: 015-565-459 LOT 12 BLOCK 85 DISTRICT LOT 196 PLAN 196	560 KEEFER ST.	KEEFER LODGE
109.	727 KEEFER ST.	PARCEL IDENTIFIER: 015-576-337 LOT 35 BLOCK 76 DISTRICT LOT 181 PLAN 196		KEEFER APARTMENTS
110.	812 KEEFER ST.	PARCEL IDENTIFIER: 004-262-794 LOT 3 BLOCK 82 DISTRICT LOT 181 PLAN 196		
111.	117 MAIN ST.	PARCEL IDENTIFIER: 004-207-882 LOT 4 BLOCK 3 DISTRICT LOT 196 PLAN 184	119 MAIN ST.	MAIN HOTEL/ROOMS
112.	205 MAIN ST.	PARCEL IDENTIFIER: 008-547-009 LOT 1 BLOCK 6 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 008-547-017 LOT 2 BLOCK 6 DISTRICT LOT 196 PLAN 184	203 MAIN ST.	NO. 5 ORANGE
113.	235 MAIN ST.	PARCEL IDENTIFIER: 015-697-266 LOT 7 BLOCK 6 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 006-934-161 LOT 8 BLOCK 6 DISTRICT LOT 196 PLAN 184	233, 237 & 239 MAIN ST.	JUBILEE ROOMS
114.	172 E. CORDOVA ST.	PARCEL IDENTIFIER: 002-442-442 LOT 1 BLOCK 9 DISTRICT LOT 196 PLAN 184	305 MAIN ST.; E CORDOVA ST.	JAY ROOMS

	<b>COLUMN 1: MAIN CIVIC ADDRESS(ES)</b>	<b>COLUMN 2: LEGAL DESCRIPTION</b>	<b>COLUMN 3: SECONDARY CIVIC ADDRESS(ES)</b>	<b>COLUMN 4: CURRENT NAME OF BUILDING</b>
115.	307 MAIN ST.	PARCEL IDENTIFIER: 015-685-390 LOT 2 BLOCK 9 DISTRICT LOT 196 PLAN 184	309 & 311 MAIN ST.	VET'S ROOMS
116.	507 MAIN ST.	PARCEL IDENTIFIER: 015-666-425 LOT 3 BLOCK 15 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-666-778 THE SOUTH 1 FOOT OF LOT 2 (REFERENCE PLAN 761) BLOCK 15 DISTRICT LOT 196 PLAN 184	509 MAIN ST.	PACIFIC ROOMS
117.	796 MAIN ST.	PARCEL IDENTIFIER: 015-644-316 LOT 10 BLOCK 20 DISTRICT LOT 196 PLAN 184		CREEKSIDE STUDENT'S RESIDENCES
118.	917 MAIN ST.	PARCEL IDENTIFIER: 015-642-623 LOT 2 BLOCK 23 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-642-631 LOT 3 BLOCK 23 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-642-640 LOT 4 BLOCK 23 DISTRICT LOT 196 PLAN 184	915 MAIN ST.	COBALT HOTEL
119.	928 MAIN ST.	PARCEL IDENTIFIER: 014-568-845 LOT 6 BLOCK 24 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 014-568-853 LOT 7 BLOCK 24 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 014-568-888 THE NORTH 1.5 FEET OF THE EAST 49.42 FEET OF LOT 8 (REFERENCE PLAN 516A) BLOCK 24 DISTRICT LOT 196 PLAN 184	930 MAIN ST.	928 MAIN
120.	956 MAIN ST.	PARCEL IDENTIFIER: 004-284-968 LOT 12 BLOCK 24 DISTRICT LOT 196 PLAN 184	958 MAIN ST.	THORTON PARK HOTEL
121.	1012 MAIN ST.	PARCEL IDENTIFIER: 015-642-488 LOT 18 BLOCK 24 DISTRICT LOT 196 PLAN 184	1014 MAIN ST.	STATION HOTEL

	<b>COLUMN 1: MAIN CIVIC ADDRESS(ES)</b>	<b>COLUMN 2: LEGAL DESCRIPTION</b>	<b>COLUMN 3: SECONDARY CIVIC ADDRESS(ES)</b>	<b>COLUMN 4: CURRENT NAME OF BUILDING</b>
122.	1038 MAIN ST.	PARCEL IDENTIFIER: 007-603-916 LOT 22 BLOCK 24 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 007-603-932 LOT 23 BLOCK 24 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 007-603-967 LOT 24 BLOCK 24 DISTRICT LOT 196 PLAN 184		IVANHOE HOTEL
123.	100 E PENDER ST.	PARCEL IDENTIFIER: 015-666-603 LOT 24 BLOCK 15 DISTRICT LOT 196 PLAN 184	102 E PENDER ST.	NEW SUN AH HOTEL
124.	110 E PENDER ST.	PARCEL IDENTIFIER: 015-666-611 LOT 26 BLOCK 15 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-666-808 LOT 27 EXCEPT PART IN REFERENCE PLAN 450, BLOCK 15 DISTRICT LOT 196 PLAN 184	112 & 116 E PENDER ST.	CHINESE FREMASON'S
125.	137 E PENDER ST.	PARCEL IDENTIFIER: 015-670-554 LOT 15 BLOCK 12 DISTRICT LOT 196 PLAN 184	139 E PENDER ST.	ASIA HOTEL
126.	228 E PENDER ST.	PARCEL IDENTIFIER: 015-664-171 LOT 37 BLOCK 16 DISTRICT LOT 196 PLAN 184	230 E PENDER ST.	PENDER PLACE HOTEL
127.	258 E PENDER ST.	PARCEL IDENTIFIER: 015-664-023 LOT 30 BLOCK 16 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-664-040 LOT 31 BLOCK 16 DISTRICT LOT 196 PLAN 184 ; PARCEL IDENTIFIER: 015-664-066 LOT 32 BLOCK 16 DISTRICT LOT 196 PLAN 184	254, 256, 260,& 262 E PENDER ST.	MAY WAH HOTEL
128.	300 E PENDER ST.	PARCEL IDENTIFIER: 008-706-212 LOT A BLOCK 122 DISTRICT LOT 196 PLAN 13208		CHINA VILLA

	<b>COLUMN 1: MAIN CIVIC ADDRESS(ES)</b>	<b>COLUMN 2: LEGAL DESCRIPTION</b>	<b>COLUMN 3: SECONDARY CIVIC ADDRESS(ES)</b>	<b>COLUMN 4: CURRENT NAME OF BUILDING</b>
129.	349 E PENDER ST.	PARCEL IDENTIFIER: 006-688-381 LOT 21 BLOCK 71 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 006-688-462 THE EAST 1/2 OF LOT 22 BLOCK 71 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 014-685-396 THE WEST 1/2 OF LOT 22 BLOCK 71 DISTRICT LOT 196 PLAN 196	359 E PENDER ST.	LEW MAO MAY TON ASSOCIATION / WOO'S ASSOCIATION
130.	431 E PENDER ST.	PARCEL IDENTIFIER: 015-578-771 LOT 26 BLOCK 70 DISTRICT LOT 196 PLAN 196		PENDER LODGE
131.	575 E PENDER ST.	PARCEL IDENTIFIER: 015-677-311 LOT 19 BLOCK 69 DISTRICT LOT 196 PLAN 196	577 E PENDER ST.	ARLINGTON ROOMS
132.	832 E PENDER ST.	PARCEL IDENTIFIER: 015-574-091 LOT 7 BLOCK 77 DISTRICT LOT 181 PLAN 196	836 E PENDER ST.	HAM APARTMENTS
133.	853 E PENDER ST.	PARCEL IDENTIFIER: 015-578-402 LOT 29 BLOCK 66 DISTRICT LOT 181 PLAN 196; PARCEL IDENTIFIER: 015-578-411 LOT 30 BLOCK 66 DISTRICT LOT 181 PLAN 196; PARCEL IDENTIFIER: 015-578-429 LOT 31 BLOCK 66 DISTRICT LOT 181 PLAN 196; PARCEL IDENTIFIER: 015-578-437 LOT 32 BLOCK 66 DISTRICT LOT 181 PLAN 196; PARCEL IDENTIFIER: 015-578-453 LOT 33 BLOCK 66 DISTRICT LOT 181 PLAN 196; PARCEL IDENTIFIER: 015-578-461 LOT 34 BLOCK 66 DISTRICT LOT 181 PLAN 196		ROSE GARDEN CO-OP
134.	31 W PENDER ST.	PARCEL IDENTIFIER: 009-432-736 LOT B (SEE 363856L) OF LOT 31 BLOCK 29 DISTRICT LOT 541 PLAN 210		SKWACHAYS HEALING LODGE

	<b>COLUMN 1: MAIN CIVIC ADDRESS(ES)</b>	<b>COLUMN 2: LEGAL DESCRIPTION</b>	<b>COLUMN 3: SECONDARY CIVIC ADDRESS(ES)</b>	<b>COLUMN 4: CURRENT NAME OF BUILDING</b>
135.	81 W PENDER ST.	PARCEL IDENTIFIER: 006-116-540 LOT 39 BLOCK 29 DISTRICT LOT 541 PLAN 210	83 W PENDER ST.	ARCO HOTEL
136.	165 W PENDER ST.	PARCEL IDENTIFIER: 010-401-113 LOT 34 BLOCK 28 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 010-401-130 LOT 35 BLOCK 28 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-501-922, LOT 36 BLOCK 28 DISTRICT LOT 541 PLAN 210	163 & 167 W PENDER ST., 175 W. PENDER ST.	AVALON HOTEL / ROOMS
137.	429 W PENDER ST.	PARCEL IDENTIFIER: 003-122-620 LOT 16 BLOCK 25 DISTRICT LOT 541 PLAN 210	433 W PENDER ST.	HUTCHINSON BLOCK
138.	620 W PENDER ST.	PARCEL IDENTIFIER: 009-123-636 LOT 7 BLOCK 33 DISTRICT LOT 541 PLAN 210	622 W PENDER ST.	PENDER PLACE HOTEL
139.	43 POWELL ST.	PARCEL IDENTIFIER: 006-926-908 LOT B BLOCK 2 DISTRICT LOT 196 PLAN 19896	41,45 & 49 POWELL ST.	EUROPE HOTEL
140.	55 POWELL ST.	PARCEL IDENTIFIER: 015-705-404 LOT 7 BLOCK 2 DISTRICT LOT 196 PLAN 184		GRAND TRUNK ROOMS
141.	124 POWELL ST.	PARCEL IDENTIFIER: 015-697-452 LOT 33 BLOCK 6 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-697-461 LOT 34 BLOCK 6 DISTRICT LOT 196 PLAN 184	122 POWELL ST.	HAMPTON HOTEL
142.	134 POWELL ST.	PARCEL IDENTIFIER: 004-340-353 LOT 36 BLOCK 6 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 004-340-370 LOT 37 BLOCK 6 DISTRICT LOT 196 PLAN 184	132 & 136 POWELL ST.	LUCKY LODGE

143.	259 POWELL ST.	PARCEL IDENTIFIER: 015-701-476 LOT 17 BLOCK 4 DISTRICT LOT 196 PLAN 184	261 POWELL ST.	YORK ROOMS
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	<b>COLUMN 1: MAIN CIVIC ADDRESS(ES)</b>	<b>COLUMN 2: LEGAL DESCRIPTION</b>	<b>COLUMN 3: SECONDARY CIVIC ADDRESS(ES)</b>	<b>COLUMN 4: CURRENT NAME OF BUILDING</b>
144.	316 POWELL ST.	PARCEL IDENTIFIER: 015-601-064 LOT 4 BLOCK 55 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-601-242 LOT 5 BLOCK 55 DISTRICT LOT 196 PLAN 196	318 & 324 POWELL ST.	LION HOTEL
145.	326 POWELL ST.	PARCEL IDENTIFIER: 015-601-919 LOT 6 BLOCK 55 DISTRICT LOT 196 PLAN 196	328 POWELL ST.	KING ROOMS
146.	346 POWELL ST.	PARCEL IDENTIFIER: 015-601-935 LOT 9 BLOCK 55 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-601-943 LOT 10 BLOCK 55 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-601-951 LOT 11 BLOCK 55 DISTRICT LOT 196 PLAN 196	342,344,348 & 350 POWELL ST.	CENTENNIAL ROOMS
147.	376 POWELL ST.	PARCEL IDENTIFIER: 015-602-001 LOT 15 BLOCK 55 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-602-176 LOT 16 BLOCK 55 DISTRICT LOT 196 PLAN 196	374 POWELL ST.	SAKURA-SO
148.	390 POWELL ST.	PARCEL IDENTIFIER: 011-924-764 LOT 18 BLOCK 55 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 011-924-772 LOT 19 BLOCK 55 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 011-924-781 LOT 20 BLOCK 55 DISTRICT LOT 196 PLAN 196	394,396 & 398 POWELL ST.; 211 & 215 DUNLEVY AVE.	NEW WORLD HOTEL
149.	401 POWELL ST.	PARCEL IDENTIFIER: 003-430-707 LOT 31 BLOCK 41 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER:003-430-693 LOT 32 BLOCK 41 DISTRICT LOT 196 PLAN 196	403 POWELL ST.	SECORD HOUSING FOR WOMEN

	<b>COLUMN 1: MAIN CIVIC ADDRESS(ES)</b>	<b>COLUMN 2: LEGAL DESCRIPTION</b>	<b>COLUMN 3: SECONDARY CIVIC ADDRESS(ES)</b>	<b>COLUMN 4: CURRENT NAME OF BUILDING</b>
150.	437 POWELL ST.	PARCEL IDENTIFIER: 015-589-412 LOT 24 BLOCK 41 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-589-421 LOT 25 BLOCK 41 DISTRICT LOT 196 PLAN 196	439 & 441 POWELL ST.	MING SUNG READING ROOMS
151.	556 POWELL ST.	PARCEL IDENTIFIER: 015-586-057 LOT 12 BLOCK 53 DISTRICT LOT 196 PLAN 196	558 POWELL ST.	POWELL ROOMS
152.	566 POWELL ST.	PARCEL IDENTIFIER: 008-373-558 LOT 13 BLOCK 53 DISTRICT LOT 196 PLAN 196		PHOENIX APTS
153.	568 POWELL ST.	PARCEL IDENTIFIER: 010-344-063 LOT 14 BLOCK 53 DISTRICT LOT 196 PLAN 196		HAMPTON ROOMS
154.	215 PRINCESS AVE.	PARCEL IDENTIFIER: 015-586-073 LOT 15 BLOCK 53 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-586-090 LOT 16 BLOCK 53 DISTRICT LOT 196 PLAN 196	578, 580 & 582 POWELL ST.	PRINCESS LODGE
155.	230 PRINCESS AVE.	PARCEL IDENTIFIER: 015-047-105 LOT D OF LOTS 31 AND 32 BLOCK 52 DISTRICT LOT 196 PLAN 971		HARBOUR ROOMS
156.	236 PRINCESS AVE.	PARCEL IDENTIFIER: 010-156-518 LOT C OF LOTS 31 AND 32 BLOCK 52 DISTRICT LOT 196 PLAN 971		
157.	553 PRIOR ST.	PARCEL IDENTIFIER: 015-562-174 LOT 22, EXCEPT THE NORTH 6 FEET NOW LANE, BLOCK 102 DISTRICT LOT 196 PLAN 196		HING MEE SOCIETY

	<b>COLUMN 1: MAIN CIVIC ADDRESS(ES)</b>	<b>COLUMN 2: LEGAL DESCRIPTION</b>	<b>COLUMN 3: SECONDARY CIVIC ADDRESS(ES)</b>	<b>COLUMN 4: CURRENT NAME OF BUILDING</b>
158.	518 RICHARDS ST.	PARCEL IDENTIFIER: 012-520-896 LOT 34, EXCEPT THE SOUTH 0.083 FEET, BLOCK 35 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 012-520-918 LOT 35 BLOCK 35 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 012-520-942 LOT 36 BLOCK 35 DISTRICT LOT 541 PLAN 210		HOTEL CANADA (MARBLE ARCH HOTEL)
159.	1203 SEYMOUR ST.	PARCEL IDENTIFIER: 015-344-835 LOT C (SEE 579565L) OF LOTS 37 AND 38 BLOCK 103 DISTRICT LOT 541 PLAN 210	612 DAVIE ST.	CANADIAN HOTEL
160.	716 SMITHE ST.	PARCEL IDENTIFIER: 012-849-235 LOT 37 BLOCK 72 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 012-849-243 LOT 38 BLOCK 72 DISTRICT LOT 541 PLAN 210	901 GRANVILLE ST.; 722 SMITHE ST.	GRESHAM
161.	320 UNION ST.	PARCEL IDENTIFIER: 015-555-216 LOT 4 BLOCK 104 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-555-232 THE WEST 1/2 OF LOT 5 BLOCK 104 DISTRICT LOT 196 PLAN 196		
162.	406 UNION ST.	PARCEL IDENTIFIER: 011-151-811 LOT A OF LOTS 1 AND 2 BLOCK 103 DISTRICT LOT 196 PLAN 775	408 & 410 UNION ST.	LOW YOUNG COURT
163.	468 UNION ST.	PARCEL IDENTIFIER: 013-487-957 LOT 14, EXCEPT THE SOUTH 6 FEET NOW LANE, BLOCK 103 DISTRICT LOT 196 PLAN 196		LUCKY ROOMS
164.	102 WATER ST.	PARCEL IDENTIFIER: 015-712-826 LOT 1 BLOCK 5 OLD GRANVILLE TOWNSITE PLAN 168	104 & 108 WATER ST.; 203, 205, 207, 209, 219 & 221 ABBOTT ST.	WINTER'S RESIDENCE
165.	112 WATER ST.	PARCEL IDENTIFIER: 015-712-834 THE EAST 1/2 OF LOT 2 BLOCK 5 OLD GRANVILLE TOWNSITE PLAN 168	110 WATER ST	GASTOWN HOTEL

	<b>COLUMN 1: MAIN CIVIC ADDRESS(ES)</b>	<b>COLUMN 2: LEGAL DESCRIPTION</b>	<b>COLUMN 3: SECONDARY CIVIC ADDRESS(ES)</b>	<b>COLUMN 4: CURRENT NAME OF BUILDING</b>
166.	122 WATER ST.	PARCEL IDENTIFIER: 014-190- 656 THE WEST 1/2 OF LOT 2 BLOCK 5 OLD GRANVILLE TOWNSITE PLAN 168	114 WATER ST.	COLONIAL RESIDENCE

**EXPLANATION****A By-law to amend the Vacancy Tax By-law No. 11674  
Regarding an Increase to the 2021 Vacancy Tax Rate**

The attached By-law will implement Council's resolution of November 25, 2020 to amend the Vacancy Tax By-law regarding an increase to the 2021 Vacancy tax rate.

Director of Legal Services  
December 8, 2020

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

**A By-law to amend the Vacancy Tax By-law No. 11674  
Regarding an Increase to the 2021 Vacancy Tax Rate**

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

1. This By-law amends the indicated provisions of the Vacancy Tax By-law No. 11674.
2. Council amends section 2.4 by striking out "1.25 %" and substituting "3%".
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 the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
Mayor

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

**EXPLANATION****A By-law to amend Energy Utility System By-law No. 9552  
regarding 2021 Fees and Miscellaneous Amendments**

The attached By-law will implement Council's resolution of December 1, 2020, to amend the Energy Utility System By-law regarding 2021 customer rates and fees, initial connection levy, and miscellaneous amendments.

Director of Legal Services  
December 8, 2020





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**“SCHEDULE C  
LEVIES AND CHARGES**

**PART 1 – Connection levy**

Fixed Portion	\$88,434
Variable Portion	\$104 per KW of the peak heat energy demand as approved under section 4.32

**PART 2 – Monthly capacity levy**

Class 1 - SEFC residential or mixed use residential building	\$0.598 per m <sup>2</sup>
Class 2 - Residential or mixed use residential building located outside SEFC	\$8.992 per KW of peak heat energy demand
Class 3 - Non-residential building	\$8.992 per KW of peak heat energy demand

**PART 3 – Monthly charge**

Monthly charge	\$55.236 per MW per hour
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**PART 4 – Credit**

Credit for heat energy returned to energy transfer station	\$55.236 per each MW per hour multiplied by 50%
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**EXPLANATION****A By-law to amend Water Works By-law No. 4848  
Regarding 2021 Water Rates and Fees and Miscellaneous Amendments**

The attached By-law will implement Council's resolution of December 1, 2020 to amend the Water Works By-law regarding 2021 water rates and fees and miscellaneous amendments.

Director of Legal Services  
December 8, 2020

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

**A By-law to amend Water Works By-law No. 4848  
Regarding 2021 Water Rates and Fees and Miscellaneous Amendments**

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. 4848.
2. In section 1.1, Council adds the following new definitions in the correct alphabetical order:
  - (a) ““AUTOMATIC SHUT-OFF DEVICE” means a device attached to a water hose that shuts off the supply of water automatically unless hand pressure is applied to operate the device;” and
  - (b) ““PRESSURE REDUCING VALVE (PRV)” means a type of safety valve used to control or limit the pressure in a system;”.
3. In section 3.1, Council:
  - (a) adds “at their expense” after “A customer must maintain”; and
  - (b) adds “pressure reducing valves (PRVs),” after “fittings;”.
4. In section 3.7, Council:
  - (a) in subsection (b), adds “(including irrigation systems)” after “systems”; and
  - (b) in subsection (c), strikes out “ponds, waterways;”.
5. Council strikes out section 5.1 and substitutes the following:

**“5.1 Watering Restrictions**

For the purpose of this section and of regulations made hereunder, watering shall be understood to include the distribution of City-delivered potable water by any means on lawns, gardens, or other outdoor areas.

The City Engineer may from time to time impose restrictions on watering, or change or revoke such restrictions, and in so doing may make the restrictions applicable at specified times or on specified days and may differentiate between classes of customers or areas of the City. Sufficient notice of such restrictions shall be deemed to have been given by publication in a local daily newspaper.”.
6. In section 6.20, Council adds “or the date on which the owner was notified of the issue, whichever is the shorter period of adjustment” after “and the meter reading date for the meter bill immediately preceding the meter bill containing the unusual increase”.

7. Council strikes out Schedules A, B, C, D, E, F, G and H and substitutes the following:

**“SCHEDULE A  
Flat Rate Connection Fees  
And Service Pipe Removal Fees**

***Flat Rate Connection Fees***

*Service Pipe Size*                      *Single-Family and Two-Family Dwelling with or without a Laneway House*

20 mm (3/4")	\$ 6,342.00
25 mm (1")	6,566.00
40 mm (1 ½")	7,895.00
50 mm (2")	8,755.00

*Service Pipe Size*                      *Other Connections*

20 mm (3/4")	\$10,648.00
25 mm (1")	11,078.00
40 mm (1 ½")	12,784.00
50 mm (2")	12,784.00
100 mm (4")	18,482.00
150 mm (6")	22,860.00
200 mm (8")	24,963.00
300 mm (12")	35,132.00

***Service Pipe Removal Fees***

*Service Pipe Size*

20 mm (3/4") to 50 mm (2") inclusive	\$ 1,238.00
100 mm (4") to 300 mm (12") inclusive	3,715.00

**SCHEDULE B  
Annual Flat Rate Service Charges for Residential Properties**

The following charges apply to unmetered single family dwellings and dwellings comprising not more than two separate dwelling units:

Single Dwelling Unit	\$ 793.00
Single-Family with suite or laneway house	1,076.00
Single-Family with suite and laneway house	1,359.00
For each strata title duplex	537.00
Parking Lot/Community Garden	\$ 243.00
Water Service - Turned Off	180.00
Other Property	180.00

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

*Fire Service Pipe Size*

50 mm (2") or smaller	\$ 243.00
75 mm (3")	364.00
100 mm (4")	503.00
150 mm (6")	581.00
200 mm (8")	680.00
250 mm (10")	724.00
300 mm (12")	775.00

**SCHEDULE D**  
**Charges for Metered Water Service**

*Four Month Period*

*Rate In Dollars per  
Unit (2,831.6 Litres)*

Rate for all metered uses

October 16 - April 30	Per unit	\$3.462
May 1 – October 15	Per unit	\$4.339

**SCHEDULE E**  
**Meter Service Charge**

The following schedule shows the meter charge based on the size and type of meter, payable on each service, in addition to water consumption charges:

Per Four Month Period

*Services with Standard Type Meters*

17 mm (1/2") and 20 mm (3/4")	\$ 35.00
25 mm (1")	35.00
40 mm (1 1/2")	74.00
50 mm (2")	103.00
75 mm (3")	232.00
100 mm (4")	282.00
150 mm (6")	366.00
200 mm (8")	567.00
250 mm (10")	695.00
300 mm (12")	824.00

*Services with Low Head Loss Meters/Detector Check Valves*

100 mm (4")	\$ 326.00
150 mm (6")	476.00



200 mm (8")	638.00
250 mm (10")	796.00
300 mm (12")	949.00

**SCHEDULE F**  
**Charges for Temporary Water Service During Construction**

<i>Building Size in Square Meters of Gross Floor Area</i>	<i>Rate in Dollars of Gross Floor Area Per Building</i>
Up to and including 500	\$ 350.00
Over 500 but not exceeding 2,000	686.00
Over 2,000 but not exceeding 9,000	1,030.00
Over 9,000 but not exceeding 24,000	1,733.00
Over 24,000 but not exceeding 45,000	2,593.00
Over 45,000	3,440.00

**SCHEDULE G**  
**Fees for Installation of Water Meters**

***Fees for Installation of Water Meters for Single and Two Family Dwellings with or without a Laneway House***

*Size of Standard Meter*

20 mm (3/4") meter assembly and box	\$1,204.00
25 mm (1") meter assembly and box	\$1,313.00
40 mm meter assembly and box	\$1,788.00

***Fees for Installation of Water Meters on Other Connections***

<i>Size of Standard Meter</i>	<i>Meter on City Property</i>	<i>Meter on Private Property</i>
20 mm (3/4")	\$ 3,572.00	\$ 565.00
25 mm (1")	3,735.00	651.00
40 mm (1 1/2")	4,070.00	870.00
50 mm (2")	4,208.00	1,200.00
75 mm (3")	14,685.00	2,648.00
100 mm (4")	16,058.00	4,024.00
150 mm (6")	52,446.00	8,532.00
200 mm (8")	53,940.00	10,206.00
250 mm (10")	72,876.00	20,570.00
300 mm (12")	80,578.00	28,276.00



**EXPLANATION****A By-law to amend Solid Waste By-law No. 8417  
regarding 2021 fee increases and miscellaneous amendments**

The attached By-law will implement Council's resolution of December 1, 2020, to amend the Solid Waste By-law regarding 2021 fee increases and miscellaneous amendments.

Director of Legal Services  
December 8, 2020



## SCHEDULE A

### RATES FOR LANDFILL AND TRANSFER STATION

#### I. Drop-off Rates

The following rates apply to solid waste, construction and demolition processing residual waste, yard waste, wood waste, food waste, and new gypsum (drywall) dropped off at the Vancouver Landfill (5400 72nd Street, City of Delta) and the Vancouver South Transfer Station (377 West Kent Avenue North, Vancouver).

Type of Waste	Rate	Peak hours minimum charge (from 10:00 a.m. to 2:00 p.m. Monday to Friday, excluding Statutory Holidays)	Non peak hours minimum charge (other than from 10:00 a.m. to 2:00 p.m. Monday to Friday)
Solid waste, other than municipal garbage	\$151/tonne for 0 to 0.99 tonnes to a maximum of \$129 per load \$129/tonne for 1.00 to 8.99 tonnes to a maximum of \$927 per load \$103/tonne for 9.00 or more tonnes	\$20	\$10
Municipal garbage	\$117/tonne	\$20	\$10
Construction and demolition processing residual waste	\$103/tonne	\$20	\$10
Yard waste and/or wood waste	\$80/tonne	\$10	\$10
Food waste	\$100/tonne	\$10	\$10
Yard and/or wood waste mixed with food waste	\$100/tonne	\$10	\$10
New gypsum (drywall), at the Transfer Station	\$5 for up to ½ a sheet (4'x4')	\$5	\$5

New gypsum (drywall), at the Landfill	\$150/tonne for up to 0.5 tonne	\$10	\$10
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All charge rates based on weight are determined by rounding the weight of a load up to the nearest 0.01 tonnes.

All non-account charge rates are rounded to the nearest dollar.

Mattresses deposited for recycling ..... \$15 per piece

Where any portion of a load consists of recyclable materials which are deposited separately for recycling, and for which there is no drop off rate, for that portion.....No Charge

A load that contains any combination of materials subject to different disposal rates and the customer chooses not to weigh-out after dropping off each material, the entire load will be subject to the highest rate payable for any part of the load.

The following rates apply to solid waste dropped off at the Vancouver Landfill (5400 72nd Street, City of Delta).

Residential used gypsum (drywall) .....\$200 per tonne  
(\$10 minimum)

Solid waste from Delta Farms that contains less than 5% by weight or by volume of materials listed in Schedule F, and does not contain any materials listed in Schedules E and G ..... \$19 per load for up to 3 tonnes, for up to 5 loads per year

Special handle waste (nuisance waste) requiring burial, as determined by the City Engineer .....\$250 per tonne  
(\$50 minimum)

Burial fee for non-recyclable residuals from regional wastewater treatment plants, in addition to the Burns Bog Rate as defined by the Burns Bog Landfill Agreement between Greater Vancouver Sewerage and Drainage District, City of Vancouver and The City of Delta .....\$280 per load

Demolition materials meeting the City Engineer's specifications for road and infrastructure construction arriving in loads that are greater than 50 cubic metres in volume .....\$90 per tonne

Demolition hog materials meeting the City Engineer's specifications for coarse demolition hog for surfacing tipping pads and temporary access roads.....\$45 per tonne

Demolition hog materials meeting the City Engineer's specifications for regular (fine) demolition hog for surfacing tipping pads and temporary access roads.....\$15 per tonne

Asphalt and concrete meeting the City Engineer's specifications .....No Charge

Residential asbestos waste.....	\$200 per tonne (\$10 minimum)
All other asbestos waste .....	\$250 per tonne (\$50 minimum)

**II. Surcharge Rates**

Where any solid waste load disposed of at the Vancouver Landfill or the Vancouver South Transfer Station contains:

- (a) more than 5% by weight or by volume of recyclable materials listed in Schedule F other than food waste and expanded polystyrene packaging, a 50% surcharge will be applied to the load;
- (b) more than 25% by weight or by volume of food waste, a 50% surcharge will be applied to the load; and
- (c) more than 20% by weight or by volume of expanded polystyrene packaging, a 100% surcharge will be applied to the load.

The surcharge rates above will be waived for loads of special handle waste received at the Vancouver Landfill.

Where any solid waste load disposed of at the Vancouver Landfill or the Vancouver South Transfer Station contains one or more materials listed in Schedules E and G, a \$65.00 surcharge will be applied to the load plus removal and remediation costs where applicable.

Where any load of solid waste, yard waste, clean wood waste, wood waste and/or recyclable materials is not secured as per the requirements of the *Motor Vehicle Act*, a 50% surcharge shall be applied to the load to a maximum surcharge value of \$50.

Where a single load is subject to multiple surcharges, the surcharge with the highest value will apply for the weight of the entire load.

**III. Compost Rates**

The following rates apply to the sale of compost produced from yard waste at the Vancouver Landfill Composting Facility at 5400 72<sup>nd</sup> Street in the City of Delta.

Compost rate .....	\$8 per cubic meter (\$5 minimum)
Compost rate, for Delta Farmers .....	\$1 per cubic meter

**IV. Transaction fee**

In addition to all other charges, a \$5 fee is imposed on all Solid Waste transactions, including mixed loads, nuisance waste loads, asbestos waste loads, and new and residential used gypsum (drywall).

## SCHEDULE B

### RATES FOR COLLECTION SERVICES

#### I. Garbage Cart Collection Service

##### A. Residential Property

The following allocation applies to residential properties:

Number of Dwelling Units	Minimum Allocated Garbage Volume (per collection period)	Minimum Allocated Garbage Carts (per collection period)
1 unit	50 litres	75 litre
2 units	100 litres	120 litre
3 units	150 litres	180 litre
4 units	200 litres	240 litre
5 units	250 litres	360 litre
6 units	300 litres	360 litre
7 units	350 litres	360 litre
8 units	400 litres	240 litre, 180 litre
9 units	450 litres	240 litre, 240 litre
10 units	500 litres	360 litre, 180 litre
11 units	550 litres	360 litre, 240 litre
12 units	600 litres	360 litre, 240 litre
13 units	650 litres	360 litre, 360 litre
14 units	700 litres	360 litre, 360 litre
15 units	750 litres	360 litre, 240 litre, 180 litre
16 units	800 litres	360 litre, 240 litre, 240 litre
16 units	800 litres	360 litre, 240 litre, 240 litre
17 units	850 litres	360 litre, 360 litre, 180 litre
18 units	900 litres	360 litre, 360 litre, 180 litre
19 units	950 litres	360 litre, 360 litre, 240 litre
20 units	1000 litres	360 litre, 360 litre, 360 litre
21 units	1050 litres	360 litre, 360 litre, 360 litre

##### B. Garbage Cart Rates

For those properties which receive garbage cart collection service under Part IV – Garbage Service, per calendar year, the following rates are payable concurrently with each year’s real property taxes:

Garbage Cart Size	Biweekly Collection Rate	Weekly Collection Rate
75 litres	\$88	\$111
120 litres	\$102	\$126
180 litres	\$119	\$146
240 litres	\$137	\$166
360 litres	\$172	\$205



**II. Garbage Can Collection Service**

**A. Residential Property**

The following allocation applies to residential properties:

Number of Dwelling Units	Allocated Garbage (per collection period)
1 unit	2 garbage cans
2 units	2 garbage cans
3 units	3 garbage cans
4 units	3 garbage cans
5 units	4 garbage cans
6 units	4 garbage cans
7 units	5 garbage cans
8 units	5 garbage cans
9 units	6 garbage cans
10 units	6 garbage cans
11 units	7 garbage cans
12 units	7 garbage cans
13 units	8 garbage cans
14 units	8 garbage cans
15 units	9 garbage cans
16 units	9 garbage cans
17 or more units	10 garbage cans

**B. Garbage Can Rates**

For those properties which receive garbage can collection service under Part IV Garbage Service, per calendar year, the following rates are payable concurrently with each year's real property taxes:

biweekly collection .....	\$66.00
weekly collection .....	\$87.00

except for rowhouses which have one or more common collection points, at locations agreed to by the City Engineer, for each collection point where service is provided the following rates are payable:

biweekly collection .....	\$66.00
weekly collection .....	\$87.00

plus for each garbage can allocated or purchased, per calendar year, the following rates are payable concurrently with each years real property taxes:

biweekly collection .....	\$29.00
weekly collection .....	\$33.00

**III. Miscellaneous Service**

**A. City Sticker Service**

Each additional garbage bag with a city sticker affixed to the contents .....\$2.00

**B. Purchase of Additional Garbage Service**

Each property owner will be allowed one change per calendar year in the level of service under sections 4.1, 4.2 and 4.3 at no charge. A fee of \$25.00 will be charged for each additional change in that calendar year.

**IV. Recycling Collection Service**

**A. Basic Recycling Rates**

For those properties which receive recycling collection service under Part V - Recycling Service, except for seniors licensed care and group homes, per calendar year, the following rates are payable concurrently with each year's real property taxes.....\$200.00 per recycling cart

For seniors licensed care and group homes which receive recycling collection service under Part V - Recycling Service, per calendar year, the following rates are payable concurrently with each year's real property taxes .....\$67.00 per recycling cart

**B. Additional Storage Charges**

For those properties which store recycling carts or PPP carts on streets or lanes .....\$200.00 per cart

**V. Green Cart Collection Service**

**A. Green Cart Rates**

For properties which receive green cart collection service under **PART VI – GREEN CART SERVICE**, per calendar year, the following rates are payable concurrently with each year's property taxes

Size of green cart	Rate
120 litres	\$148
180 litres	\$174
240 litres	\$200
360 litres	\$252

**B. Purchase of Additional Green Cart Service**

Each property owner will be allowed one change per calendar year in the level of service under this By-law, without charge. A fee of \$25.00 will be charged for any additional change in that calendar year.

**VI. Street Cleaning Services Levy**

For each dwelling unit .....\$22.00

**EXPLANATION****A By-law to amend  
Sewer and Watercourse By-law No. 8093  
regarding 2021 fee increases**

The attached By-law will implement Council's resolution of December 1, 2020, to amend the Sewer and Watercourse By-law No. 8093 regarding 2021 fee increases.

Director of Legal Services  
December 8, 2020

**BY-LAW NO.**

**A By-law to amend  
Sewer and Watercourse By-law No. 8093  
regarding 2021 fee increases**

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. 8093.
2. Council repeals Parts I, III, IV, V, and VI of Schedule A to the Sewer and Watercourse By-law, and substitutes:

**"PART I**

**SEWER CONNECTION RATES**

Every applicant for a public sewer connection must, at the time of application, pay to the City the following rates:

1.	Public sewer connection, for One-Family or Two-Family Dwellings with or without a Laneway House (including 3 inch/75mm and greater pressure connections)	\$12,107.00
2.	Public sewer connection, other than One-Family or Two-Family Dwellings	
	a) 4 inch/100 mm diameter	\$17,729.00
	b) 6 inch/150 mm diameter	\$21,398.00
	c) 8 inch/200 mm diameter	\$24,207.00
	d) 10 inch/250 mm diameter	\$27,924.00
	e) 12 inch/300 mm diameter	\$31,730.00
	f) 15 inch/375 mm diameter or greater	\$35,483.00
	g) connection to building sewer where installation cost is greater than 1.5 times the applicable flat rate connection fee set out in this Schedule	At cost, pursuant to Section 2.7(2)
	h) manhole installation in conjunction with a public sewer connection, pursuant to Sentence 2.7(3) of Sewer and Watercourse By-law	At cost, pursuant to Section 2.7(3)

3.		Where a public sewer connection will be placed more than 5 feet below the ground elevation, taken to the nearest foot and measured at the centre line of the street or lane, as determined by the City Engineer, the fees payable shall be an amount equivalent to an increase of 10% for each additional foot below 5 feet, of the fee otherwise payable by section 1 or 2 above	
4.		New fitting on a twin sewer pursuant to Sentence 2.7(4)	\$5,417.00
5.		New fitting on a single sewer pursuant to Sentence 2.7(4)	\$2,388.00
6.		Inspection of a plumbing system, subsoil drainage pipes, and a building sewer	\$328.00

### PART III

#### FLAT RATES FOR UNMETERED PROPERTY

Single Family Dwelling	\$581.00
Single Family Dwelling with Suite	\$784.00
Single Family Dwelling with Laneway House	\$784.00
Single Family Dwelling with Suite and Laneway House	\$987.00
Strata Duplex (per dwelling unit)	\$393.00
2 Services, 1 Lot	\$1,160.00
3 Services, 1 Lot	\$1,739.00
4 Services, 1 Lot	\$2,321.00
Parking Lot/Garden	\$332.00

**PART IV**

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

Other Property	\$283.00
Turned Off, 1 Service	\$283.00
Turned Off, 2 Services	\$283.00
Turned Off, 3 Services	\$283.00

**PART V**

**UNIT-BASED RATES FOR METERED PROPERTY**

Metered Property Rate	\$3.735
Waste Discharge Permit User Rate	\$1.230

**PART VI**

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

For the discharge of contaminated groundwater, pursuant to Section 7.11 (per cubic metre)	\$1.45
For the disposal of ship wastewater, pursuant to Section 7.12 (per cubic metre)	\$1.45
For discharges by Utilities, pursuant to Section 7.13 (per manhole connected)	\$382.00

”.

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.





**EXPLANATION****A By-law to amend Parking Meter By-law No. 2952  
Regarding Parking Meter Rates**

The attached By-law will implement Council's resolution of December 1, 2020 to amend the Parking Meter By-law regarding parking meter rates.

Director of Legal Services  
December 8, 2020

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

**A By-law to amend Parking Meter By-law No. 2952  
Regarding Parking Meter Rates**

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

1. This by-law amends the indicated provisions of the Parking Meter By-law No. 2952.
2. Council adds a new subsection 5(6) as follows:
  - “(6) (a) If the hourly parking meter rate is \$1/hour and the parking time limit is 9 hours between 9:00 am and 6:00 pm, a metered parking rate of \$5 may be the fee paid to cover the entire period between 9:00 am and 6:00 pm;
  - (b) If the hourly parking meter rate is \$2/hour and the parking time limit is 9 hours between 9:00 am and 6:00 pm, a metered parking rate of \$10 may be the fee paid to cover the entire period between 9:00 am and 6:00 pm; and
  - (c) If the hourly parking meter rate is \$3/hour and the parking time limit is 9 hours between 9:00 am and 6:00 pm, a metered parking rate of \$15 may be the fee paid to cover the entire period between 9:00 am and 6:00 pm.”.
3. Council strikes out section 6(1)(d) and replaces it with:
  - “(d) Shared vehicles belonging to a one-way shared vehicle organization that are parked in a metered space by a member at the end of each of their rental periods, provided that the one-way shared vehicle organization has an agreement with the City Engineer to pay:
    - (i) 65% of the metered parking charges for parking time that is less than the parking time limit, and
    - (ii) 100% of the metered parking charges for parking time that exceeds the parking time limit.

The shared vehicle may remain parked in the metered space, without time limit, as long as it is not in contravention of any other stopping or parking regulations.”.
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.



**EXPLANATION****Street and Traffic By-law amending By-law  
regarding 2021 fee increases and miscellaneous amendments**

The attached By-law will implement Council's resolution of December 1, 2020, to amend the Street and Traffic By-law to increase fees for 2021, and to make miscellaneous amendments.

Director of Legal Services  
December 8, 2020

**BY-LAW NO.**

**A By-law to amend Street and Traffic By-law No. 2849  
Regarding 2021 Fee Increases and Miscellaneous Amendments**

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

1. This By-law amends the indicated provisions of the Street and Traffic By-law.
2. In section 21.6, Council strikes out "\$200.00", "\$25.00", "\$30.00", "\$35.00", "\$40.00", "\$11.83", and "\$6.25" and substitutes "\$204.00", "\$25.50", "\$30.60", "\$35.70", "\$40.80", "\$12.07" and "\$6.38", respectively.
3. In section 21.6A, Council strikes out "\$25.00", "\$30.00", "\$35.00", "\$40.00", and "\$6.25" and substitutes "\$25.50", "\$30.60", "\$35.70", "\$40.80", and "\$6.38", respectively.
4. In section 23.4, Council:
  - (a) in subsections (a), (c), and (f), strikes out "\$78.73", and substitutes "\$86.60";
  - (b) in subsection (b), strikes out "\$374.54", and substitutes "\$382.03";
  - (c) in subsection (d), strikes out "\$58.11", and substitutes "\$63.92"; and
  - (d) in subsection (e), strikes out "\$39.35", and substitutes "\$43.29".
5. In section 23.5, Council strikes out "\$78.73" and substitutes "\$80.30".
6. In section 23.6, Council:
  - (a) in subsection (a), strikes out "\$1,400.79", and substitutes "\$1,428.81";
  - (b) in subsection (b), strikes out "\$700.40", and substitutes "\$714.41"; and
  - (c) in subsection (c), strikes out "\$318.36", and substitutes "\$324.73".
7. In section 23.8, Council:
  - (a) in subsection (a), strikes out "\$10.61", and substitutes "\$10.82"; and
  - (c) in subsection (b), strikes out "\$5.31", and substitutes "\$5.42".
8. Council adds a new section 23.9 in the correct numerical order as follows:

"23.9 A permit holder may return a permit issued under sections 23.4, 23.5, or 23.6 prior to the permit expiry date in a manner satisfactory to the City Engineer, upon which the permit holder shall be given a pro-rated refund of the annual fee paid, calculated daily, less an administrative fee of \$5.00."

9. In section 30(7) Council:
  - (a) in subsection (a), strikes out "\$105.00", "\$83.35" and "\$20.57" and substitutes "\$108.15", "\$85.85", and "\$21.19", respectively;
  - (b) in subsection (b), strikes out "\$146.13", "\$111.49", and "\$28.14", and substitutes "\$150.51", "\$114.83", and "\$28.98", respectively; and
  - (c) in subsection (c), strikes out "\$2,712.76" and substitutes "\$2,794.14".
10. Council adds a new section 30(8A) in the correct numerical order as follows:

"(8A) Notwithstanding anything to the contrary in subsection (7), the additional daily charge for a Temporary Special Zone Permit in an area controlled by parking meters where the occupation is in connection with a motion picture or television production, or special events of a commercial nature, shall be as follows:

  - (a) \$600 per day Downtown, or in any of the areas set out in Schedule D to this By-law; and
  - (b) \$300 per day in any other part of the City."
11. In section 67A(6), Council:
  - (a) in subsection (a), strikes out "\$125.65", and substitutes "\$128.16"; and
  - (b) in subsection (b), strikes out "\$42.34", and substitutes "\$43.19".
12. In section 71G(b), Council strikes out "\$119.04", "\$10.81", and "\$835.75" and substitutes "\$122.61", "\$11.13", and "\$860.82", respectively.
13. In section 80(2), Council strikes out "\$537.79", "\$762.42", "\$2,327.79", "\$4,371.97", "\$8,699.78", "\$10,408.82", "\$1,071.81", and "\$1,918.99", and substitutes "\$553.92", "\$785.29", "\$2,397.62", "\$4,503.13", "\$8,960.77", "\$10,721.08", "\$1,103.96" and "\$1,976.56", respectively.
14. In section 88A, Council:
  - (a) from subsection (2)(b), strikes out "\$580.09" and "\$75.42", and substitutes "\$597.49" and "\$77.68", respectively; and
  - (b) from subsection (4), strikes out "\$76.16", and substitutes "\$78.44".
15. In section 96, Council strikes out "\$34.39" and "\$328.00", and substitutes "\$35.42", and "\$337.84, respectively.
16. 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 Encroachment By-law No. 4243  
regarding 2021 fee increases**

The attached By-law will implement Council's resolution of December 1, 2020 to amend the Encroachment By-law to increase certain fees for 2021.

Director of Legal Services  
December 8, 2020



**BY-LAW NO.**

**A By-law to amend Encroachment By-law No. 4243  
regarding 2021 fee increases**

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

1. This By-law amends the indicated provisions of the Encroachment By-law.
2. In section 3A (3)(a), Council strikes out "\$1,061.21" and substitutes "\$1,093.05".
3. In section 3A (4), Council strikes out "\$56.51" and substitutes "\$58.21".
4. In Part A of the Schedule attached to the Encroachment By-law, Council strikes out "\$119.04", "\$10.81", and "\$835.75", and substitutes "\$122.61", "\$11.13", and "\$860.82", respectively.
5. In Part B of the Schedule attached to the Encroachment By-law, Council strikes out "\$1,082.43", "\$27.06", "\$324.73", "\$4,823.32" and "\$2,684.43", and substitutes "\$1,114.90", "\$27.87", "\$334.47", "\$4,968.02", and "\$2,764.96", respectively.
6. In Part C of the Schedule attached to the Encroachment By-law, Council strikes out "\$197.26" and "\$5.27", and substitutes "\$203.18" and "\$5.43", respectively.
7. 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.
8. This By-law is to come into force and take effect on January 1, 2021.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
Mayor

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

## EXPLANATION

### **Crossing By-law amending By-law regarding 2021 fee increases**

The attached By-law will implement Council's resolution of December 1, 2020 to amend the Crossing By-law to increase certain fees for 2021.

Director of Legal Services  
December 8, 2020



## EXPLANATION

### **By-law to amend the Street Utilities By-law No. 10361 regarding 2021 fee increases**

The attached By-law will implement Council's resolution of December 1, 2020 to amend the Street Utilities By-law regarding 2021 fee increases.

Director of Legal Services  
December 8, 2020



## SCHEDULE A

### “SCHEDULE A

#### SCHEDULE OF FEES AND COSTS

##### Part 1 – Plan review and administration fee

The applicant must pay to the city, in respect of a proposed alignment that is 20 meters or:

- (a) shorter, a plan review and administration fee of \$711.77;
- (b) longer, a plan review and administration fee of \$2,135.30;

together with a fee of \$14.24 per metre of the total length of the proposed alignment.

##### Part 2 – Inspection fee

The permit holder must pay to the city, to cover the cost of inspection of the proposed work, \$92.53 per street block of the total length of the proposed alignment for each day from commencement to completion of the work and for one day of any pre-construction organizing meeting.

##### Part 3 – Permanent restoration cost

The permit holder must pay to the city the cost to the city of permanent restoration after completion of the work, based upon the quantities of restoration necessary, the unit costs of such work, as follows, and the applicable city standards:

Repair Type	Description	Fee Per Square Metre or Per Lineal Metre as applicable
Concrete Pavement	Less than 10 m <sup>2</sup>	\$294.18
Concrete Pavement	10 m <sup>2</sup> to less than 50 m <sup>2</sup>	\$210.03
Concrete Pavement	50 m <sup>2</sup> or more	\$149.53
Pavement Membrane Overlay Concrete Road	Less than 100 m <sup>2</sup>	\$105.91
Pavement Membrane Overlay Concrete Road	More than 100 m <sup>2</sup>	\$87.22
Light Asphalt Pavement	Less than 3 m <sup>2</sup>	\$216.84
Light Asphalt Pavement	3 m <sup>2</sup> to less than 10 m <sup>2</sup>	\$118.51
Light Asphalt Pavement	10 m <sup>2</sup> to less than 100 m <sup>2</sup>	\$80.25
Light Asphalt Pavement	100 m <sup>2</sup> to 300 m <sup>2</sup>	\$71.97

Repair Type	Description	Fee Per Square Metre or Per Lineal Metre as applicable
Light Asphalt Pavement	More than 300 m <sup>2</sup>	\$69.90
Heavy Asphalt Pavement	Less than 3 m <sup>2</sup>	\$271.46
Heavy Asphalt Pavement	3 m <sup>2</sup> to less than 10 m <sup>2</sup>	\$198.44
Heavy Asphalt Pavement	10 m <sup>2</sup> to less than 100 m <sup>2</sup>	\$131.12
Heavy Asphalt Pavement	100 m <sup>2</sup> to 300 m <sup>2</sup>	\$113.79
Heavy Asphalt Pavement	More than 300 m <sup>2</sup>	\$100.85
Grading and Asphalt Aprons		Quotes by street utilities committee only
Concrete Sidewalk	Less than 10 m <sup>2</sup>	\$262.53
Concrete Sidewalk	10 m <sup>2</sup> to 25 m <sup>2</sup>	\$206.79
Concrete Sidewalk	25 m <sup>2</sup> to 50 m <sup>2</sup>	\$190.16
Concrete Sidewalk	50 m <sup>2</sup> or more	\$148.63
Exposed Agg Sidewalk	All	\$347.43
Concrete Crossing	All	\$285.94
Curb & Gutter	Less than 10 lm	\$383.45
Curb & Gutter	10 lm or more	\$278.45
Boulevards Top Soil & Seed	Less than 50 m <sup>2</sup>	\$46.38
Boulevards Top Soil & Seed	50 m <sup>2</sup> or more	\$25.78
Brick or Paver Sidewalks	All	\$361.15
Stamped Concrete		Quotes by street utilities committee only
Unusual Damages/ At-Cost Repairs		Quotes / Actual Cost + Overhead
Concrete Bus Slab – 12" Thick with Integral Curb & Slab	All	\$354.42

Repair Type	Description	Fee Per Square Metre or Per Lineal Metre as applicable
Concrete Thickened Sidewalk – 6"	All	\$257.64
Concrete Thickened Sidewalk – 10"	All	\$321.38
Integral Concrete Road & Curb - 8"	All	\$305.30
Concrete Treaded Sidewalk	Less than 10 m <sup>2</sup>	\$240.72
Concrete Treaded Sidewalk	10 m <sup>2</sup> to 25 m <sup>2</sup>	\$217.24
Concrete Treaded Sidewalk	More than 25 m <sup>2</sup>	\$193.75
Asphalt/Concrete Pavement	0 m <sup>2</sup> to less than 3 m <sup>2</sup>	\$353.53
Asphalt/Concrete Pavement	3 m <sup>2</sup> to less than 10 m <sup>2</sup>	\$311.63
Asphalt/Concrete Pavement	10 m <sup>2</sup> to 50 m <sup>2</sup>	\$276.91
Asphalt/Concrete Pavement	50 m <sup>2</sup> or more	\$227.55
Asphalt/Concrete Pavement – follow behind	Install of 5" Asphalt when concrete cutback is done by Utility Group	\$66.53
Brick/Paver/Stone Pavements		Quotes by street utilities committee only
Safety-sensitive Road Marking Repair		Quotes by street utilities committee only
Specialty Treatment Road Marking Repair		Quotes by street utilities committee only

#### Part 4 – Pavement degradation cost

The permit holder must pay to the city, as a contribution to the cost of pavement degradation based on the total area of pavement excavated, the estimated cost of pavement degradation, as set out in the permit, calculated in accordance with the following table:



Age of street in years since last re-surfaced as determined by the street utilities committee	Fee per square metre of excavation
0 – 5 years	\$59.31
6 – 10 years	\$47.44
11 – 15 years	\$35.60
16 - 20 years	\$23.74
21 years or greater	\$11.86

”

**EXPLANATION****A By-law to amend  
Street Vending By-law No. 10868  
regarding 2021 fee increases**

The attached By-law will implement Council's resolution of December 1, 2020, to amend the Street Vending By-law regarding 2021 fee increases.

Director of Legal Services  
December 8, 2020



**SCHEDULE A**

**“SCHEDULE A**

**FEES**

Application Fees

The following fees must be paid upon application for a permit, exclusive of sales tax:

- (a) street vendor ..... \$56.30
- (b) display unit (including application by new owner)..... \$56.30
- (c) small patio (including application by new owner)..... \$56.30
- (d) large patio ..... \$225.24

Permit Fees

The following fees must be paid prior to issuance of a permit, exclusive of sales tax:

- (a) street vendor
  - (i) food vending (stationary) unit ..... \$1,245.19 per year
  - (ii) non-food vending (stationary) unit ..... \$933.56 per year
  - (iii) mobile special event unit ..... \$40.46 per day
- (b) food vending (roaming) unit
  - (i) with motorized unit ..... \$335.94 per year
  - (ii) without motorized unit ..... \$168.61 per year
- (c) display unit
  - for each square meter of display area ..... \$54.42 per year
  - subject to a minimum fee of..... \$141.67 per year
- (d) small patio
  - for one table and two chairs ..... \$129.97 per year
  - subject to a minimum fee of..... \$389.91 per year
- (e) large patio  
Downtown (see Schedule B)

Summer Term (April 1 – October 31) = \$90.02 /m<sup>2</sup>

Winter Term (November 1 – March 31) = \$64.07 /m<sup>2</sup>

Outside of Downtown

Summer Term (April 1 – October 31) = \$63.79 /m<sup>2</sup>

Winter Term (November 1 – March 31) = \$45.50 /m<sup>2</sup>

- (f) farmers' market permit ..... \$614.18 per year
  
- (g) special event market permit ..... \$126.82 per block per day to a maximum fee of \$500.52 per day
  
- (h) daily mobile vendor (outside special event permit zone) ..... \$40.46 per day

Permit Renewal Fees

Renewal fees will be the same as the annual permit fees in this schedule and must be paid prior to issuance of a renewal permit, except for the following renewal fees which must be paid in accordance with the following payment schedule:

- (a) street vendor
  - (i) food vending (stationary) unit.....\$1,245.19 per year, of which 25% must be paid by a non-refundable deposit on or before the last business day of January and the remaining 75% must be paid on or before the last business day of April of the year in which the renewal permit is issued.
  
  - (ii) non-food vending (stationary) unit..... \$933.56 per year of which 25% must be paid by a non-refundable deposit on or before the last business day of January and the remaining 75% must be paid on or before the last business day of April of the year in which the renewal permit is issued

”

## EXPLANATION

### **Street Distribution of Publications By-law amending By-law regarding 2021 fee increases**

The attached By-law will implement Council's resolution of December 1, 2020 to amend the Street Distribution of Publications By-law to increase certain fees for 2021.

Director of Legal Services  
December 8, 2020

**BY-LAW NO.**

**A By-law to amend  
Street Distribution of Publications By-law No. 9350  
regarding 2021 fee increases**

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

1. This By-law amends the indicated provisions of the Street Distribution of Publications By-law.

2. Council strikes out Part 1 of Schedule A to the Street Distribution of Publications By-law, and substitutes the following:

“Part 1 – Application fee

\$52.02 for a permit for a new location

\$20.81 for participation in a lottery for a new location”.

3. Council strikes out Part 2 of Schedule A to the Street Distribution of Publications By-law, and substitutes the following:

“Part 2 - Location fee

\$34.80 annually for each of 1 to 100 news boxes held by one person

\$104.37 annually for each of 101 or more news boxes held by one person

\$22.08 annually for each top row compartment in each multiple publications news box

\$11.04 annually for each bottom row compartment in each multiple publications news box

\$34.80 annually for each drop box”.

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 January 1, 2021.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
Mayor

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

**EXPLANATION****A By-law to amend Granville Mall By-law No. 9978  
regarding 2021 fee increases**

The attached By-law will implement Council's resolution of December 1, 2020 to amend the Granville Mall By-law to increase certain fees for 2021.

Director of Legal Services  
December 8, 2020



**BY-LAW NO.**

**A By-law to amend Granville Mall By-law No. 9978  
regarding 2021 fee increases**

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

1. This By-law amends the indicated provisions of the Granville Mall By-law.
2. In section 14(a) Council strikes out "\$266.82" and substitutes "\$272.16".
3. In section 14(b) Council strikes out "\$34.36" and substitutes "\$35.05".
4. In section 14(c) Council strikes out "\$10.10" and substitutes "\$10.30".
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 January 1, 2021.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
Mayor

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

## EXPLANATION

**A By-law to amend the Parking By-law  
Re: 5190-5226 Cambie Street**

After the public hearing on March 13, 2018, Council resolved to add 5190-5226 Cambie 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  
December 8, 2020



**EXPLANATION****A By-law to amend  
CD-1 (715) By-law No. 12299**

Following the Public Hearing on September 15, 2020, Council resolved to amend CD-1 (715) for 1649 East Broadway to increase the floor space ratio and to increase the maximum building height, allowing for two additional storeys to permit the development of a 12-storey mixed-use building. 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  
December 8, 2020



## EXPLANATION

# 19

### **A By-law to rezone an area to CD-1 re: 3435 East Hastings Street**

Following the public hearings on January 15 and 17, 2019, Council gave conditional approval to the rezoning of the site at 3435 East Hastings 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 resolutions.

Director of Legal Services  
December 8, 2020

3435 East Hastings 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-746 (c) 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 (756).

**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 (756), 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 By-law;
- (b) 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;
- (c) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;
- (d) Office Uses;
- (e) 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;
- (f) 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;

- (g) Utility and Communication Uses, limited to Public Utility and Radio Communication Station; and
- (h) Accessory Uses customarily ancillary to the uses listed in this 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 1,055.94 m<sup>2</sup>, 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 3.18.

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 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 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 residential 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 m<sup>2</sup> 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 22.6 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 (756).

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% or less of the total floor area of the dwelling unit; or

(ii) 9.3 m<sup>2</sup>.

### **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.

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

### **Zoning and Development By-law**

9. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 (756).

### **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.



**Schedule A**



The property outlined in black ( [black box] ) is rezoned:  
From **C-2C1** to **CD-1**

**Z-746 (c)**

RZ - 3435 E Hastings Street

map: 1 of 1

scale: NTS



City of Vancouver

date: 2018-11-21

**EXPLANATION****A By-law to amend  
CD-1 (708) By-law No.12179 re: 2538 Birch Street**

Following the public hearings on July 9, 10, and 14, 2020 and Council meeting on July 21, 2020, Council resolved to amend CD-1 (708) for 2538 Birch Street (formerly 1296 West Broadway) to permit a taller mixed-use building with approximately 258 secured rental housing units, of which 22% per cent of the residential floor area will be reserved as moderate-income units. 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  
December 8, 2020

2538 Birch Street  
(formerly 1296 West Broadway)

**BY-LAW NO.**

**A By-law to amend  
CD-1 (708) By-law No.12179**

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. 12179.
2. Council adds a new section 1A as follows, in the correct numerical order:

**“1A Definitions**

Words in this By-law have the meaning given to them in the Zoning and Development By-law, except that:

- (a) for the purpose of calculating the total dwelling unit area for section 3.1 of this By-Law, “Dwelling Unit Area” is the floor area of each dwelling unit, measured to the inside of all perimeter walls excluding any floor area as required by section 4.4 of this By-law; and
- (b) “Moderate Income Rental Housing Units” means dwelling units that meet the requirements of approved Council policies and guidelines for Moderate Income Rental Housing, as secured by a housing agreement registered on title to the property.”.

3. Council strikes out section 3, and substitutes:

**“3 Conditions of Use**

- 3.1 A minimum of 22% of the total dwelling unit area must be Moderate Income Rental Housing units.
- 3.2 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”.
- 3.3. All commercial uses permitted in this By-law shall be carried on wholly within a completely enclosed building except for:
  - (a) Farmers’ Market;

- (b) Neighbourhood Public House;
- (c) Restaurant;
- (d) Public Bike Share; and
- (e) display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

3.4 The uppermost storey is limited to amenity areas, recreational facilities and meeting rooms accessory to dwelling uses, to be made available only to occupants of dwelling units within the building.

3.5 Non-residential uses are restricted to the first three levels of the building.”.

4. In section 4.2, Council strikes out “7.07” and substitutes “10.55”.

5. In section 4.4, Council adds “and dwelling unit area” after “Computation of floor area”.

6. In section 4, Council adds a new section 4.6 as follows, in the correct numerical order:

“4.6 Where floor area associated with storage space is excluded under section 4.4(e), a minimum of 22% of the excluded floor area, if located above base surface, must be located within the Moderate Income Rental Housing Units as storage space.”.

7. Council strikes out section 5 and substitutes the following:

**“5 Building Height**

Building height, measured from base surface to top of parapet, must not exceed 88 m.”.

