

## EXPLANATION

### **A By-law to amend the Vacancy Tax By-law No. 11674 regarding miscellaneous amendments**

Following the Standing Committee on City Finance and Services Meeting on December 8, 2021, Council resolved to amend the Vacancy Tax By-law regarding an extension of the exemption period in specific cases, and other minor amendments. Enactment of the attached By-law will implement Council's resolutions.

Director of Legal Services  
February 8, 2022

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

**A By-law to amend the Vacancy Tax By-law No. 11674  
regarding 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 Vacancy Tax By-law No. 11674.
2. In section 1.2, Council:
  - (a) in the definition of “arm’s length”:
    - (i) strikes out “and” before “is not a director, officer or shareholder of an incorporated registered owner,” and
    - (ii) adds “and is not a corporation with the same corporate interest holder or holders as the incorporated registered owner,” after “is not a director, officer or shareholder of an incorporated registered owner,”;
  - (b) in the definition of “residential property”, adds “on an assessment roll for the vacancy reference period” before “under the British Columbia *Assessment Act* and its regulations”; and
  - (c) adds a new definition in the correct alphabetical order as follows:

“ “corporate interest holder” means an individual who is a director, officer, or shareholder of a corporation;”.
3. In section 2.2, Council strikes out “or” at the end of subsection (a) and substitutes “and”.
4. In section 2.9, Council adds “in the calendar year after the levy is due, unless authority has otherwise been provided by the Collector of Taxes,” after “that may be lawfully interested in the real property tax roll”.
5. In section 3.2(a), Council:
  - (a) in clause (i), adds “by July 1<sup>st</sup> of the vacancy reference period” after “issued by the City”; and
  - (b) in clause (ii), adds “or the Chief Building Officer’s delegates” after “the Chief Building Official”.
6. In section 3.2(b), Council:
  - (a) in clause (i), adds “by July 1<sup>st</sup> of the vacancy reference period” after “under review by the City”; and
  - (b) in clause (ii), strikes out “Director of Development Services” and substitutes “General Manager of Development, Buildings and Licensing or the General Manager’s delegates”.

7. In section 3.2(c), Council:
- (a) in clause (i), strikes out “during the vacancy reference period” and substitutes “by July 1<sup>st</sup> of the vacancy reference period”;
  - (b) in clause (ii)(A), strikes out “during the vacancy reference period” and substitutes “by July 1<sup>st</sup> of the vacancy reference period”; and
  - (c) in clause (ii)(B), strikes out “Director of Development Services” and substitutes “General Manager of Development, Buildings and Licensing or the General Manager’s delegates”.
8. In section 3.3, Council adds “unless there is a reasonable expectation that the occupiers, or tenants or subtenants, may be able to return to the residential property, in which case this exemption may be allowed for up to an additional two consecutive vacancy reference periods” after “shall not be allowed for more than two consecutive vacancy reference periods”.
9. In section 3.9(a), Council:
- (a) strikes out “of” after “safely carry out”;
  - (b) in clause (i), adds “by July 1<sup>st</sup> of the vacancy reference period” after “issued by the City”; and
  - (c) in clause (ii), adds “or the Chief Building Officer’s delegates” after “the Chief Building Official”.
10. In section 4.9(a)(iii), Council strikes out “Medical Services Plan or ambulance invoice,” and substitutes “utility bills,”.
11. 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.
12. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Mayor

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

## EXPLANATION

### **A By-law to amend Building By-law No. 12511 Regarding the Addition of a Mechanical Permit and Various Housekeeping and Miscellaneous Amendments**

The attached By-law will implement Council's resolution of January 26, 2022 to amend the Building By-law regarding improvements and regulations to various building mechanical systems, including a mechanical permit, housekeeping and miscellaneous amendments.

Director of Legal Services  
February 8, 2022

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

**A By-law to amend Building By-law No. 12511  
Regarding the Addition of a Mechanical Permit  
and Various Housekeeping 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 Building By-law No. 12511.
2. In the definition of “Appliance” in Sentence 1.4.1.2.(1) of Book I, Division A, Council adds “, including electricity,” after “a device to convert fuel”.
3. In Sentence 1.4.1.2.(1) of Book I, Division A, Council:
  - (a) strikes out the definition of “Constructor” and substitutes:

“**Constructor** or **Contractor** means a person who contracts with an *owner* or an authorized agent of an *owner* to undertake a *project*, and includes an *owner* who contracts with more than one person for the work on a *project* or undertakes the work on a *project* or any part thereof.”; and
  - (b) strikes out the definition of “Contractor” and substitutes:

“**Contractor** (see *constructor*).”.
4. In the definition of “Plumbing contractor” in Sentence 1.4.1.2.(1) of Book I, Division A, Council strikes out “either a plumber or a person who employs a plumber on a full time basis” and substitutes “either a *journeyperson plumber* or a person who employs a *journeyperson plumber* on a full time basis”.
5. In the definition of “Space-heating appliance” in Sentence 1.4.1.2.(1) of Book I, Division A, Council strikes out “such as a central *furnace* or *boiler*”.
6. In Sentence 1.4.1.2.(1) of Book I, Division A, Council adds the following new definitions in the correct alphabetical order:
  - (a) “**Gas contractor** means a person licensed as a *gas contractor* pursuant to the License By-law, and who is either a gas fitter or a person who employs a gas fitter on a full time basis.”;
  - (b) “**Heat loss calculation** means a calculation according to the methodology of CSA F280-12, “Determining the required capacity of residential space heating and cooling appliances”.”;
  - (c) “**Mechanical system** means a heating or cooling system and includes all components, controls, wiring and any piping associated with the system.”; and
  - (d) “**Municipal Heat Pump Certification** means a certification issued to a person who has completed the Municipal Heat Pump Certification training.”.
7. In Table 1.3.1.2. of Book I, Division B, Council:
  - (a) adds, in correct alphabetical order, the following new row:

“

CSA	F280-12	Determining the required capacity of residential space heating and cooling appliances	1.4.1.2.(1) of Division A
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” and,

(b) adds, in correct alphabetical order, the following new row:

“

ASSE/IAPMO/ ANSI	12080-2020	Professional Qualifications Standard for <i>Legionella</i> Water Safety and Management Personnel	A-1.6.9.4.(1) of Division C
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”

8. In Section 9.33. of Book I, Division B, in the title of the Section, Council strikes out “**Heating and Air-conditioning**” and substitutes “**Mechanical Systems**”.

9. In Article 10.2.2.14. of Book I, Division B, Council adds the following new Sentences in the correct numerical order:

“**6)** Heat pumps used to provide space heating shall be of the variable or multi stage compressor type.

**7)** Heat pumps providing space heating shall not provide for domestic hot water production, except where the heat pump only provides pre-heated water to a separate and independent electric domestic hot water system.”.

10. In Article 10.2.2.15. of Book I, Division B, Council adds the following new Sentence in the correct numerical order:

“**6)** In a *building* required to comply with this Article, gas-fired fireplaces are not permitted as the primary heating *appliance*.”.

11. In Sentence 1.4.1.2.(1) of Book II, Division A, Council:

(a) strikes out the definition of “Constructor\*” and substitutes:

“**Constructor\*** or **Contractor\*** means a person who contracts with an *owner* or an authorized agent of an *owner* to undertake a *project*, and includes an *owner* who contracts with more than one person for the work on a *project* or undertakes the work on a *project* or any part thereof.”; and

(b) adds the following new definition in the correct alphabetical order:

“**Contractor\*** (see *constructor\**).”.

12. In Sentence 1.4.1.2.(1) of Book II, Division A, Council adds the following new definitions in the correct alphabetical order:

- (a) “**Appliance**\* means a device to convert fuel, including electricity, into energy and includes all components, controls, wiring and piping required to be part of the device by the applicable standard referred to in this By-law.”;
- (b) “**Gas contractor**\* means a person licensed as a gas *contractor* pursuant to the License By-law, and who is either a gas fitter or a person who employs a gas fitter on a full time basis.”;
- (c) “**GMAW** means gas metal arc welding.”;
- (d) “**GTAW** means gas tungsten arc welding.”;
- (e) “**Heat loss calculation**\* means a calculation according to the methodology of CSA F280-12, “Determining the required capacity of residential space heating and cooling appliances”.”;
- (f) “**Mechanical system**\* means a heating or cooling system and includes all components, controls, wiring and any piping associated with the system.”;
- (g) “**Municipal Heat Pump Certification**\* means a certification issued to a person who has completed the Municipal Heat Pump Certification training.”;
- (h) “**Space-heating appliance**\* means an *appliance* intended for the supplying of heat to a room or space directly, such as a *space heater*, fireplace or *unit heater*, or to rooms or spaces of a *building* through a heating system.”;
- (i) “**Space heater**\* means a *space-heating appliance* for heating the room or space within which it is located, without the use of ducts.”; and
- (j) “**Unit heater**\* means a suspended *space heater* with an integral air-circulating fan.”.

13. In the definition of “Cooling tower” in Sentence 1.4.1.2.(1) of Book II, Division A, Council adds “(See Note A-1.4.1.2.(1).)” to the end of the definition.

14. In Note A-1.4.1.2.(1) in the Notes to Part 1 of Book II, Division A, Council adds the following in the correct alphabetical order:

#### “Cooling Tower

From a Legionnaires’ disease prevention perspective, the fluid flow of interest is the water sprayed, evaporated, collected and recirculated within a *cooling tower* (the so-called “external circuit”). It is this water that requires appropriate treatment to keep *Legionella pneumophila* levels controlled.

For a *cooling tower* with multiple cells, if all of the cells share the same recirculated water, the whole unit can be considered one *cooling tower*. However, as a cautionary note for large systems, even with the same water flowing to all parts, it has been found by New York City’s Department of Health and Mental Hygiene that different locations within the same *cooling tower* can test positive and others can test negative for *Legionella pneumophila*.

For buildings with multiple cooling tower structures, in certain, rare configurations, and at the sole discretion of the *Chief Building Official*, it may be determined that the multiple cooling tower structures can be considered as one *cooling tower* for the purpose of this defined term. To be considered as one *cooling tower*, the recirculating water loops of the multiple cooling tower structures must share the same recirculated water and treatment and the recirculating loops must always operate together. The *Chief Building Official* must

be satisfied with the equipment owner’s reasoning and supporting evidence that there is a reasonable basis to presume that the water quality should be identical at all times across the multiple cooling tower structures. This assessment would consider the location, size, condition and mechanical configuration of the cooling towers, including valves and pipes; differences in exposure to sunshine, heat sources, neighbouring buildings, potential pollution sources, and mechanical equipment, such as exhaust fans; the control system and operational philosophy for the cooling towers; water quality data and compliance history; and maintenance records.”.

15. In Sentence 1.4.2.1.(1) of Book II, Division A, Council adds the following to the list of symbols and other abbreviations in the correct alphabetical order:

“**kW** ..... kilowatt(s)”.

16. In Table 1.3.1.2. of Book II, Division B, Council:

- (a) in the By-law Reference column for CSA - CAN/CSA-B128.1-06 - Design and Installation of Non-Potable Water Systems:
  - (i) strikes out “2.7.2.1.(2)” and substitutes “2.7.2.1.(1)”, and
  - (ii) adds “2.7.5.2.(1)(c)” in the correct numerical order;
- (b) in the By-law Reference column for NSF/ANSI - 14-2017 - Plastics Piping System Components and Related Materials, strikes out “2.7.2.1.(1)” and substitutes “2.7.2.1.(2)”;
- (c) in the By-law Reference column for PSPC – MD 15161-2013 - Control of Legionella in Mechanical Systems, strikes out “A-2.2.11.6.(7)” and substitutes “A-2.2.11.6.(8), A-2.2.11.6.(9)”;
- (d) in the By-law Reference column for BC - B.C. Reg. 296/2010 – Pool Regulation, adds “of Division A” under “1.4.1.2.(1)”;
- (e) in the By-law Reference column for NSF/ANSI 61 – 2016 Drinking Water System Components – Health Effects, strikes out “2.2.6.11.(1)” and substitutes: “2.2.6.11.(1), 2.2.6.12.(1), 2.2.6.13.(1), 2.2.6.14.(1), 2.2.6.15.(1), 2.2.6.17.(1)”;
- (f) strikes out the row for NSF/ANSI 372 – 2016 Drinking Water System Components – Lead Content;
- (g) adds, in correct alphabetical order, the following new row:

“

CSA	F280-12	Determining the required capacity of residential space heating and cooling appliances	1.4.1.2.(1) of Division A
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”;

(h) adds, in correct alphabetical order, the following new row:

“

CSA	CAN/CSA-Z317.13-17	Infection Control During Construction, Renovation,	A-2.2.11.6.(9)
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		and Maintenance of Health Care Facilities	
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”; and

- (i) adds, in correct alphabetical order, the following new row:

“

ASSE/IAPMO/ ANSI	12080-2020	Professional Qualifications Standard for <i>Legionella</i> Water Safety and Management Personnel	A-1.6.9.4.(1) of Division C
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17. In Clause 2.2.6.12.(1)(c), Clause 2.2.6.13.(1)(b), and Sentence 2.2.6.14.(1) of Book II, Division B, Council strikes out “NSF/ANSI 372, “Drinking Water System Components – Lead Content”” and substitutes “NSF/ANSI 61, “Drinking Water System Components – Health Effects.””.

18. In Sentence 2.2.6.15.(1) of Book II, Division B, Council:

- (a) strikes out “and” in Clause (a);
- (b) strikes out “Service.” and replaces it with “Service;” and” in Clause (b); and
- (c) adds a new Clause (c) as follows:

“c) NSF/ANSI 61, “Drinking Water System Components – Health Effects.””.

19. In Subsection 2.2.6. of Book II, Division B, Council adds a new Article in the correct numerical order as follows:

**“2.2.6.17. Welded Stainless Steel**

- 1) Welded stainless steel shall conform to NSF/ANSI 61, “Drinking Water System Components – Health Effects.”
- 2) Welding of stainless steel pipe for *potable plumbing systems* shall use a *GTAW* or *GMAW* process.”.

20. Council strikes out Sentences 2.2.11.6.(6) and 2.2.11.6.(7) of Book II, Division B and substitutes:

**“6) Deleted.**

**7) *Legionella pneumophila* testing shall be conducted**

a) in accordance with Article 2.2.1.7.,

b) on water samples collected at a point in the recirculation loop just prior to the point where treatment chemicals are injected, or where this is not feasible, from a location representative of water in the system,

c) no less than 48 hours and no more than 5 days after completion of system start-up and disinfection,

d) at minimum, while the *cooling tower* is in operation, each calendar month of operation, with not more than 33 days between samples, and

e) as required by Sentence (8).”.

21. In Sentence 2.2.11.6.(9) of Book II, Division B, Council adds “(See Note A-2.2.11.6.(9))” to the end of the Sentence.

22. In Clause 2.2.11.7.(2)(b) of Book II, Division B, Council adds “(See Note A-2.2.11.7.(2)(b))” to the end of the Clause.

23. In Sentence 2.2.11.7.(7) of Book II, Division B, Council:

- (a) in Clause (b) strikes out “and” at the end of the Clause;
- (b) renumbers Clause (c) as Clause (d); and
- (c) inserts a new Clause (c) as follows:

“c) at minimum, while the *decorative water feature* is in operation, every 2 calendar months of operation, with not more than 63 days between samples, and”.

24. In Table 2.2.11.6. of Book II, Division B, Council strikes out footnote (4) and substitutes:

“(4) For the person giving the immediate notice to the *Chief Building Official*, the *owner*, and the owner of the equipment, the person shall take all reasonable steps to give notice by speaking directly to or by telephone with each person required to be notified, a person designated for this purpose by the person required to be notified, or a person answering the telephone number designated for this purpose by the person required to be notified, and follow with notice in writing to each person within 24 hours. For the person giving immediate notice to the medical health officer, the person shall provide notice in writing immediately.”.

25. In Table 2.2.11.7. of Book II, Division B, Council strikes out footnote (3) and substitutes:

“(3) For the person giving the immediate notice to the *Chief Building Official*, the *owner*, and the owner of the equipment, the person shall take all reasonable steps to give notice by speaking directly to or by telephone with each person required to be notified, a person designated for this purpose by the person required to be notified, or a person answering the telephone number designated for this purpose by the person required to be notified, and follow with notice in writing to each person within 24 hours. For the person giving immediate notice to the medical health officer, the person shall provide notice in writing immediately.”.

26. Council strikes out Sentence 2.4.6.3.(1) of Book II, Division B and substitutes:

“**1)** Piping that is too low to drain into a *building sewer* by gravity shall be drained to a sump or receiving tank provided that  
a) *fixtures* located above the *public sewer connection* shall drain by gravity, and

- b) any overflow piping shall drain to the *public sewer connection* by gravity except overflow piping from an *alternate water source system*.”.
27. In Sentence 2.4.6.3.(5) of Book II, Division B, Council adds “and *backwater valve*” after “of the *trap*”.
28. In Sentence 2.4.6.4.(3) of Book II, Division B, Council strikes out “Except as provided in Sentences (4) and (5)” and substitutes “Except as provided in Sentence (5)”.
29. Council strikes out Sentence 2.6.1.12.(1) of Book II, Division B and substitutes:  
“**1** *Storage-type service water heaters* shall operate at a temperature not lower than 60°C. (See Note A-2.6.1.12.(1).)”.
30. In Column B of Table 2.7.1.3. of Book II, Division B, Council adds “adiabatic cooling systems,” after “make-up water for *cooling towers*,”.
31. In Article 2.7.2.1. of Book II, Division B, Council:  
(a) strikes out Sentences (1) and (2) and substitutes:  
“**1** Except as required by Sentence (2), all non-*potable* water pipes shall be identified and marked in accordance with CAN/CSA-B128.1, “Design and Installation of Non-Potable Water Systems.”  
**2** All non-*potable* water distribution pipes of 2 inch size and smaller shall be purple in colour and conform to the requirements of NSF-rw and NSF/ANSI 14, “Plastics Piping System Components and Related Materials.”; and  
(b) in Sentence (3), adds “(See Note A-2.7.2.1.(3))” to the end of the Sentence.
32. In Sentence 2.7.5.1.(1) of Book II, Division B, Council adds “within 8 weeks of *occupancy*” after “shall be commissioned”.
33. In Subclause 2.7.5.2.(1)(a)(i) of Book II, Division B, Council strikes out “Article 2.2.7.1.” and substitutes “Article 2.2.1.7.”.
34. In Book II, Division B, Council strikes out Clause 2.7.5.2.(1)(c) and substitutes:  
“c) a cross connection control test shall be performed as required by CAN/CSA-B128.1, “Design and Installation of Non-Potable Water Systems” and witnessed by the *Chief Building Official*.”.
35. Council strikes out Sentence 2.7.5.2.(2) of Book II, Division B, and substitutes:  
“**2** Except as required by Sentence (3), if a water sample required by this Article fails to meet any of the standards set out in Table 2.7.7.1., an additional water sample for *E. coli* shall be collected no less than 48 hours and not more than 5 days after any cleaning or disinfection, tested, and reported.

3) If a *Legionella pneumophila* sample required by this Article fails to meet the standard set out in Table 2.7.7.1., an additional water sample for *Legionella pneumophila* and *E. coli* shall be collected no less than 48 hours and not more than 5 days after any cleaning or disinfection, tested, and reported.”.

36. In Column 4 of Table 2.7.7.1. of Book II, Division B, Council strikes out “every 2 months” wherever it appears and substitutes “every 2 calendar months”.

37. In Sentence 2.7.7.2.(1) of Book II, Division B, Council strikes out “every 2 months” and substitutes “every 2 calendar months”.

38. In Table 2.8.1.1. of Book II, Division B, Council adds the following new rows in correct numerical order:

**“2.2.6.17. Welded Stainless Steel**

(1) [F80-OH2.1, OH2.2, OH2.3]

(2) [F80-OH2.1, OH2.2, OH2.3]”.

39. In the Notes to Part 2 of Book II, Division B, Council adds, in correct numerical order, the following new Notes:

(a) **“A-2.7.2.1.(3) Non-potable water outlet identification.** An example of an acceptable graphical symbol is:



It is suggested that public education material also be posted to assist with risk perception and acceptance of treated non-potable water use.”;

(b) **“A-2.2.11.7.(2)(b) Health Advisory.** Examples of acceptable graphical symbols include





”; and

(c) **“A-2.2.11.6.(9) Offline Cleaning and Disinfection.**

The terms “cleaning” and “disinfection” have the meanings defined by Public Services and Procurement Canada’s standard MD 15161 “Control of *Legionella* in Mechanical Systems.”

More frequent *cooling tower* cleaning and disinfection may be necessary, especially for buildings with or near vulnerable populations. For health care facilities, refer to CAN/CSA-Z317.13 “Infection Control During Construction, Renovation, and Maintenance of Health Care Facilities” Clause 6.4.2.”.

40. In Article 1.5.2.10. of Books I and II, Division C, Council:

- (a) in the title of the Article, adds “, **Mechanical**” after “**Plumbing**”; and
- (b) in Sentence (1), adds “, *mechanical system*” after “plumbing system”.

41. In Article 1.5.3.4. of Books I and II, Division C, Council:

- (a) in the title of the Article, adds “**or Mechanical**” after “**Plumbing**”; and
- (b) adds the following new Sentence in the correct numerical order:

**“3)** The *Chief Building Official*, if of the opinion that the *mechanical system*, or any part of it, in any *building* is defective or inadequate, may notify the *owner* or occupant thereof of such condition and may order such *mechanical system*, or part thereof, be placed in a proper, safe and working condition.”.

42. In Subsection 1.6.3. of Books I and II, Division C, Council:

- (a) in the title of the Subsection, adds “, **Mechanical**” after “**Plumbing**”;
- (b) in Sentence 1.6.3.1.(1), adds “, *mechanical system*” after “*plumbing system*”;
- (c) renumbers Articles 1.6.3.3. through 1.6.3.7. as Articles 1.6.3.4. through 1.6.3.8. respectively;
- (d) adds a new Article 1.6.3.3. as follows:

**“1.6.3.3. Permit for Mechanical System**

**1)** The *Chief Building Official* shall only issue a *permit* to construct, extend, alter, renew or repair a *mechanical system* to a *plumbing contractor*, licensed electrical *contractor* or a *gas contractor*.

2) The *Chief Building Official* shall only issue a *permit* to install a *mechanical system* that includes a heat pump to a *plumbing contractor*, a licensed electrical contractor or a *gas contractor* who holds a *Municipal Heat Pump Certification*.”;

- (e) in the title of Article 1.6.3.7., adds “**or Mechanical**” after “**Plumbing**”; and
- (f) strikes out Article 1.6.3.8. and substitutes:

**“1.6.3.8. Requirement for Inspection**

1) A *plumbing system*, *mechanical system* or *sprinkler system* shall be inspected by the *Chief Building Official*, unless the *Chief Building Official* determines that an inspection is not necessary.”.

43. In Sentence 1.6.3.2.(1) of Book II, Division C, Council italicises “plumbing contractor”.

44. In Article 1.6.8.1. of Books I and II, Division C, Council strikes out Sentence (1) and substitutes the following:

“1) In this Subsection, “temporary” means for a time period not exceeding 12 consecutive months or a fixed term of occupancy not to exceed 3 years where *acceptable*.”.

45. In Subsection 1.6.9. of Book I, Division C, Council strikes out Articles 1.6.9.3., 1.6.9.4., and 1.6.9.5., and substitutes:

**“1.6.9.3. Application Requirements for New Operating Permits and Renewals**

1) To obtain or renew an *operating permit*, the owner of the equipment, device, apparatus, or system, or their authorized representative, shall file an application in writing in the form prescribed by the *Chief Building Official*.

2) The application for a new *operating permit* or the renewal of an *operating permit* shall be accompanied by the *operating permit* fees and any documentation required by the *Chief Building Official* to verify that the requirements of this By-law are being met.

3) Except as provided in Sentence (4), *operating permits* are valid for a one year period, and shall be renewed on an annual basis.

4) *Operating permits* for *once through cooling equipment* will be valid for a period deemed appropriate by the *Chief Building Official* or *City Engineer*, and if valid for a one year period, shall be renewed on an annual basis.

**1.6.9.4. Owner Must be Certified**

1) The owner of the equipment, device, apparatus, or system, or their authorized representative, must be certified under the Environmental Operators Certification Program, except that this requirement does not apply to *once through cooling equipment*. (See Note A-1.6.9.4.(1).)

#### **1.6.9.5. Conditions on Operating Permits**

- 1) The *Chief Building Official* may impose conditions on *operating permits* including, but not limited to, conditions regarding
  - a) notifications and notices,
  - b) safety,
  - c) health,
  - d) design requirements,
  - e) *construction* requirements,
  - f) timing of *construction*,
  - g) deadlines for completion of *construction*,
  - h) reviews and inspections,
  - i) responsibilities of the owner of the equipment, device, apparatus, or system, the *constructor*, the *registered professional* and the *certified professional*,
  - j) compliance with this By-law and other enactments,
  - k) use and *occupancy*, and
  - l) temporary *buildings* and *occupancies*.

#### **1.6.9.6. Operating Permit Fees**

- 1) *Operating permit* fees are as set out in the Schedule of Fees at the end of this Part.”.

46. In Article 1.6.9.3. of Book II, Division C, Council adds the following sentences in the correct numerical order:

“2) The application for a new *operating permit* or the renewal of an *operating permit* shall be accompanied by the *operating permit* fees and any documentation required by the *Chief Building Official* to verify that the requirements of this By-law are being met.

3) Except as provided in Sentence (4), *operating permits* are valid for a one year period, and shall be renewed on an annual basis.

4) *Operating permits* for *once through cooling equipment* will be valid for a period deemed appropriate by the *Chief Building Official* or *City Engineer*, and if valid for a one year period, shall be renewed on an annual basis.”.

47. In Sentence 1.6.9.4.(1) of Book II, Division C, Council adds “(See Note A-1.6.9.4.(1).)” to the end of the Sentence.

48. In Subsection 2.2.3. of Books I and II, Division C, Council:

- (a) in the title of the Subsection, adds “, **Mechanical**” after “**Fire Protection**”; and
- (b) adds the following new Article in the correct numerical order:

#### **“2.2.3.4. Information Required on Mechanical Drawings and Related Documents**

- 1) If the *Chief Building Official* requires an application for a *permit* in respect of a *mechanical system*, mechanical drawings and related documents submitted with the application shall show

- a) the location and size of all mechanical *appliances*,
- b) the size of all major pipes and components,
- c) the *heat loss calculation*, and
- d) the full *mechanical system* being installed, drawn to an indicated scale.”.

49. In the Notes to Part 1 of Books I and II, Division C, Council adds, in correct numerical order, the following new Note:

**“A-1.6.9.4.(1) Owner Must be Certified.** The Environmental Operators Certification Program (EOCP) Building Water Systems (BWS) certification is the required minimum certification level, except that for non-*potable* water systems accepted by the *Chief Building Official* as an alternative solution, a more advanced water or wastewater certification may be required. Certification under the ASSE/IAPMO/ANSI 12080 Standard “Professional Qualifications Standard for *Legionella* Water Safety and Management Personnel” is an acceptable equivalent to the EOCP Building Water Systems certification.”.

50. In Note A-2.2.6.2.(1) of the Notes to Part 2 of Books I and II, Division C, Council:

- (a) in subsection (m), strikes out “, and” and substitutes “, ”;
- (b) in subsection (n), strikes out “.” and substitutes “, ”; and
- (c) adds the following new subsection in correct alphabetical order:

“(o) the heat loss calculations for heating and cooling of the building.”.

51. In “Part C – Operating Permits” of the Schedule of Fees in Books I and II, Council:

- (a) strikes out “pay to the City the fee set out hereunder:” and substitutes “pay to the City the fees set out hereunder:”; and
- (b) adds the following to the end of the part:

“For not renewing an OPERATING PERMIT on or before  
the renewal date .....The OPERATING PERMIT  
renewal fee plus \$100.00

For each reinspection made necessary due to non-compliance with this  
By-law .....\$218.00

For each change of permit holder on an OPERATING PERMIT...\$100.00”.

52. In the Schedule of Fees in Books I and II, Council adds a new Part D – as follows:

**“PART D – MECHANICAL PERMITS**

For a MECHANICAL PERMIT in a 1-3 storey BUILDING..... \$350 + \$12.00 per 1kW

For a MECHANICAL PERMIT in a BUILDING of 4 stories and above.....\$800  
+ \$100 for each electric heat pump installation above 6 total heat pump units”.



53. 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.

54. This By-law is to come into force and take effect on the date of its enactment, except that sections 8, 9, 10, 40, 41, 42, 48 and 52 come into force and take effect on July 1, 2022.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Mayor

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

## EXPLANATION

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

Following the Public Hearing on June 25, 2020, Council gave conditional approval to the rezoning of the site at 6825 West Boulevard. 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  
February 8, 2022

6825 West Boulevard

**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-770 (b) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

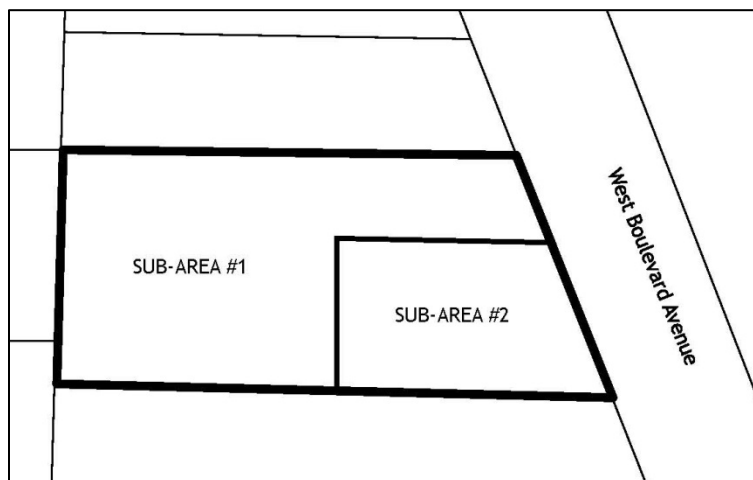
**Designation of CD-1 District**

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (804).

**Sub-Areas**

3. The rezoning site is to consist of two sub-areas approximately as illustrated in Figure 1, for the purpose of allocating maximum heights.

**Figure 1**



## **Uses**

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

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

## **Conditions of Use**

5. The design and layout of at least 35% of the dwelling units must:

- (a) be suitable for family housing; and
- (b) include two or more bedrooms.

## **Floor Area and Density**

6.1 Computation of floor area must assume that the site area is 2,651.5 m<sup>2</sup>, being the site area at the time of the application for the rezoning application evidenced by this By-law, and before any dedications.

6.2 The floor space ratio for all uses must not exceed 0.60.

6.3 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, measured to the extreme outer limits of the buildings.

6.4 Computation of floor area must exclude:

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
  - (i) the total floor 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, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and

- (d) 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> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

6.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.

6.6 The use of floor area excluded under sections 6.4 and 6.5 must not include any use other than that which justified the exclusion.

### **Building Height**

7. Building height, measured from base surface to the top of roof parapet above the uppermost storey, must not exceed the maximum heights set out in the table below:

<b>Sub-area</b>	<b>Maximum building height</b>
1	9.2 m
2	12.4 m

### **Horizontal Angle of Daylight**

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

8.2 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.

8.3 Measurement of the plane or planes referred to in section 8.2 must be horizontally from the centre of the bottom of each window.

8.4 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 of the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m.

8.5 An obstruction referred to in section 8.2 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 (804).

8.6 A habitable room referred to in section 8.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:



**Schedule A**



The property outlined in black ( **█** ) is rezoned:  
 From **RS-5** to **CD-1**

**Z-770 (b)**

RZ - 6825 West Boulevard

scale: NTS



**City of Vancouver**

date: 2020-05-27

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

Following the Public Hearing on July 6, 2021, Council gave conditional approval to the rezoning of the site at 4575 Ash Street and 623-693 West 30th Avenue. The Director of Legal Services has advised that there are no prior to conditions, and enactment of the attached By-law will implement Council's resolutions.

Director of Legal Services  
February 8, 2022



4575 Ash Street and  
623-693 West 30th Avenue

**BY-LAW NO.**

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

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-794 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.
2. The area shown within the heavy black outline on Schedule A is rezoned and moved from the RS-1 District Schedule to the RM-8A District Schedule.
3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this      day of      , 2022

\_\_\_\_\_  
Mayor

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

**Schedule A**



The properties outlined in black ( **█** ) are rezoned:

From **RS-1** to **RM-8A**

**Z-794 (a)**

RZ - 4575 Ash Street & 623-693 West 30th Avenue

map: 1 of 1

scale: NTS



**City of Vancouver**

date: 2021-07-06

## EXPLANATION

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

Following the Public Hearing on June 17, 2021, Council gave conditional approval to the rezoning of the site at 3609-3687 Arbutus 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  
February 8, 2022

3609-3687 Arbutus 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-893 (e) 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 (805).

**Definitions**

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

- (a) for the purposes of calculating the total dwelling unit area for section 5.1 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 6.4 of this By-law; and
- (b) “Moderate Income Rental Housing Units” means dwelling units that qualify as moderate income rental housing as secured by a housing agreement registered on title to the property, including by meeting the maximum average rent requirements by unit type and by being made available only to eligible occupants in accordance with the housing agreement.

**Uses**

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

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

## Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be moderate income rental housing units.
- 5.2 The design and layout of at least 35% of the dwelling units must:
- (a) be suitable for family housing; and
  - (b) include two or more bedrooms of which:
    - (i) at least 25% of the total dwelling units must be two-bedroom units; and
    - (ii) at least 10% of the total dwelling units must be three-bedroom units.

## Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 3,063 m<sup>2</sup>, being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications or subdivision of the land.
- 6.2 The floor space ratio for all uses combined must not exceed 2.53.
- 6.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 6.4 Computation of floor area and dwelling unit area must exclude:
- (a) balconies and decks, 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 floor area being provided for dwelling uses; and
    - (ii) the balconies must not be enclosed for the life of the building.
  - (b) patios and roof decks, 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 exclusion for a parking space must not exceed 7.3 m in length;
  - (d) amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses, 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.

6.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, unenclosed outdoor areas at grade underneath the building overhangs, except that they must remain unenclosed for the life of the building.

6.6 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the moderate income rental housing units as storage area.

### **Building Height**

7.1 Building height, measured from base surface to the top of the roof top access structures, must not exceed 24.7 m.

7.2 Despite section 7.1 of this By-law and section 10.18 of the Zoning and Development By-law, the Director of Planning may permit a greater height for rooftop amenity spaces and mechanical appurtenances.

### **Horizontal Angle of Daylight**

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

8.2 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.

8.3 Measurement of the plane or planes referred to in section 8.2 must be horizontally from the centre of the bottom of each window.

8.4 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 the unobstructed view is not less than 3.7 m.

8.5 An obstruction referred to in section 8.2 means:

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

8.6 A habitable room referred to in section 8.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:



**Schedule A**



The properties outlined in black (  ) are rezoned:  
 From **RS-1** to **CD-1**

**Z-893 (e)**

**RZ - 3609-3687 Arbutus Street**

map: 1 of 1  
 scale: NTS



**City of Vancouver**

date: 2021-05-28



## EXPLANATION

### **A By-law to amend the Parking By-law Re: 6829-6869 Cambie Street**

After the Public Hearing on May 15, 2018, Council resolved to add 6829-6869 Cambie Street to Schedule C of the Parking By-law. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
February 8, 2022

6829-6869 Cambie Street

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

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

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

1. This By-law amends the indicated provisions of the Parking By-law.
2. Council amends Schedule C (CD-1 District Parking Requirements) by adding the following:

“

6829-6869 Cambie Street	13236	(800)	Parking, loading and bicycle spaces in accordance with by-law requirements, except that: (a) one Class B loading space must be provided; and (b) visitor parking spaces are to be provided at a rate of 0.075 per dwelling unit.
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”

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   , 2022

\_\_\_\_\_  
Mayor

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

**EXPLANATION****A By-law to amend the Sign By-law  
Re: 150 West 4th Avenue**

Following the Public Hearing on November 16, 2021, Council resolved to amend the Sign By-law for this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
February 8, 2022

150 West 4th Avenue

**BY-LAW NO.**

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

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

- 1. This By-law amends the indicated provisions of Sign By-law No. 11879.
- 2. Council amends Schedule A (CD-1 Zoning Districts regulated by Part 9) by adding the following:

“

150 West 4th Avenue	CD-1(803)	13257	I-1
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”.

- 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 \_\_\_\_\_, 2022

\_\_\_\_\_  
Mayor

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

**EXPLANATION****A By-law to amend the Noise Control By-law  
Re: 150 West 4th Avenue**

After the public hearing on November 16, 2021, Council resolved to amend the Noise Control By-law regarding this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
February 8, 2022



**EXPLANATION****A By-law to amend Vancouver Development Cost Levy By-law No. 9755  
regarding the addition of 150 West 4th Avenue to  
mixed-employment (light industrial) zones**

Enactment of the attached By-law will implement Council's resolution of November 16, 2021 to amend the Vancouver Development Cost Levy By-law to include the rezoning site at 150 West 4th Avenue in the definition of "mixed-employment (light industrial)" zones, and is consequential to the rezoning of the property.

Director of Legal Services  
February 8, 2022





## EXPLANATION

**A By-law to amend  
Vancouver Utilities Development Cost Levy By-law No. 12183  
regarding the addition of 150 West 4th Avenue to  
mixed-employment (light industrial) zones**

Enactment of the attached By-law will implement Council's resolution of November 16, 2021 to amend the Vancouver Utilities Development Cost Levy By-law to include the rezoning site at 150 West 4th Avenue in the definition of "mixed-employment (light industrial)" zones, and is consequential to the rezoning of the property.

Director of Legal Services  
February 8, 2022



## EXPLANATION

### **Subdivision By-law No. 5208 amending By-law Re: 3701-3743 West Broadway**

Enactment of the attached By-law will delete 3701-3743 West Broadway from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of October 28, 2020, dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services  
February 8, 2022



**Schedule A**

By-law No. \_\_\_\_\_ being a By-law to amend By-law No. 5208  
being the Subdivision By-law



The properties outlined in black (            ) are deleted from the RS-1/RS-3/RS-3A/RS-5/RS-6 maps forming part of Schedule A of the Subdivision By-law

3701-3743 West Broadway

map: 1 of 1  
scale: NTS



**City of Vancouver**

date: 2022-01-18

## EXPLANATION

### **Subdivision By-law No. 5208 amending By-law Re: 203-263 West 49th Avenue**

Enactment of the attached By-law will delete 203-263 West 49th Avenue from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of October 27, 2020 dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services  
February 8, 2022

**BY-LAW NO.**

**A By-law to amend Subdivision By-law No. 5208**

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

1. Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the RS-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID 014-075-504; Lot 15 of Lot 8, Block 1000, District Lot 526, Plan 2063;
- (b) PID 014-075-512; Lot 16 of Lot 8, Block 1000, District Lot 526, Plan 2063;
- (c) PID 014-075-521; Lot 17 of Lot 8, Block 1000, District Lot 526, Plan 2063;
- (d) PID 014-075-539; Lot 18 of Lot 8, Block 1000, District Lot 526, Plan 2063;
- (e) PID 014-075-547; Lot 19 of Lot 8, Block 1000, District Lot 526, Plan 2063;
- (f) PID 014-075-598; Amended Lot 20 (See 438372L) of Lot 8, Block 1000, District Lot 526, Plan 2063;
- (g) PID 014-075-610; Amended Lot 22 (See 260187L) of Lot 8, Block 1000, District Lot 526, Plan 2063; and
- (h) PID 014-075-628; Amended Lot 23 (See 397547L) of Lot 8, Block 1000, District Lot 526, Plan 2063.

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

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

ENACTED by Council this                      day of    , 2022

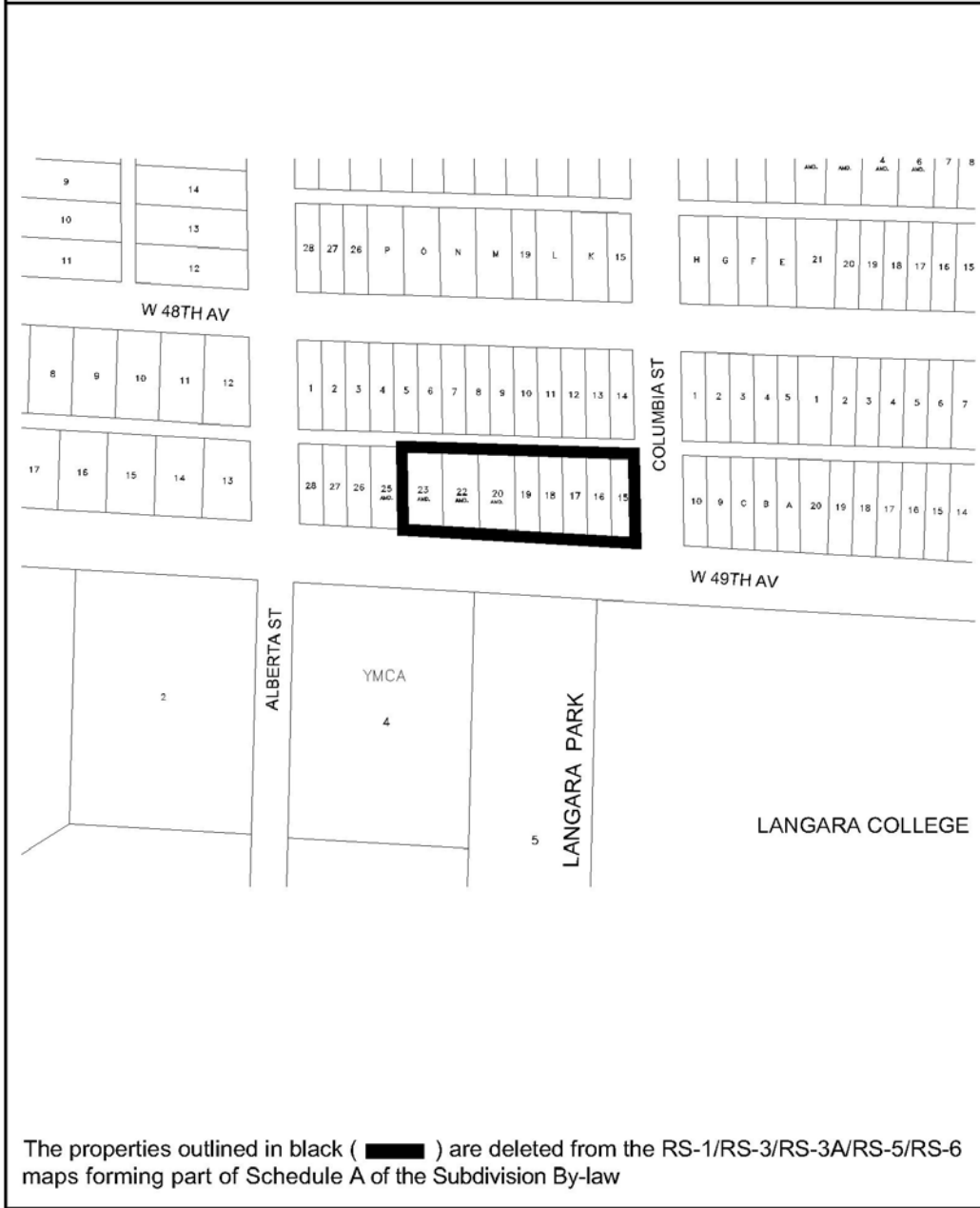
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Mayor

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City Clerk

By-law No. \_\_\_\_\_ being a By-law to amend By-law No. 5208  
 being the Subdivision By-law



The properties outlined in black (        ) are deleted from the RS-1/RS-3/RS-3A/RS-5/RS-6 maps forming part of Schedule A of the Subdivision By-law

203-263 West 49th Avenue

map: 1 of 1  
 scale: NTS



**City of Vancouver**

date: 2022-01-17



## EXPLANATION

### **Subdivision By-law No. 5208 amending By-law re: 749-815 West 49th Avenue**

Enactment of the attached By-law will delete 749-815 West 49th Avenue from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolutions of on July 9 and 11, 2019 dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services  
February 8, 2022

749-815 West 49th Avenue

**BY-LAW NO.**

**A By-law to amend Subdivision By-law No. 5208**

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

1. Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law by deleting the following properties from the RS maps forming part of Schedule A of the Subdivision By-law:

- (a) PID: 006-053-611; Lot 7 of Lot F, Block 1008, District Lot 526, Plan 10991;
- (b) PID: 009-221-395; Lot 8, Block F of Block 1008, District Lot 526, Plan 10991;
- (c) PID: 009-221-433; Lot 9, Block F of Block 1008, District Lot 526, Plan 10991;
- (d) PID: 009-221-450; Lot 10, Block F of Block 1008, District Lot 526, Plan 10991;
- (e) PID: 009-221-484; Lot 11, Block F of Block 1008, District Lot 526, Plan 10991;  
and
- (f) PID: 009-221-514; Lot 12, Block F of Block 1008, District Lot 526, Plan 10991.

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

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

ENACTED by Council this                      day of    , 2022

\_\_\_\_\_  
Mayor

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

**Schedule A**

By-law No. \_\_\_\_\_ being a By-law to amend By-law No. 5208  
being the Subdivision By-law



The properties outlined in black (        ) are deleted from the RS-1/RS-3/RS-3A/RS-5/RS-6 maps forming part of Schedule A of the Subdivision By-law

749-815 West 49th Avenue

map: 1 of 1  
scale: NTS



**City of Vancouver**

date: 2022-01-18

## EXPLANATION

### **Subdivision By-law No. 5208 amending By-law Re: 809-889 West 33rd Avenue**

Enactment of the attached By-law will delete 809-889 West 33rd Avenue from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of July 23, 2020 dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services  
February 8, 2022

809-889 West 33rd Avenue

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

**A By-law to amend Subdivision By-law No. 5208**

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

1. Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the RS-1, RS-3, RS-3A, RS-5 and RS-6 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID: 009-761-292; Lot 6, Block 817, District Lot 526, Plan 9078;
- (b) PID: 009-761-332; Lot 7, Block 817, District Lot 526, Plan 9078;
- (c) PID: 009-761-365; Lot 8, Block 817, District Lot 526, Plan 9078;
- (d) PID: 009-761-381; Lot 9, Block 817, District Lot 526, Plan 9078; and
- (e) PID: 009-761-441; Lot 10, Block 817, District Lot 526, Plan 9078.

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

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

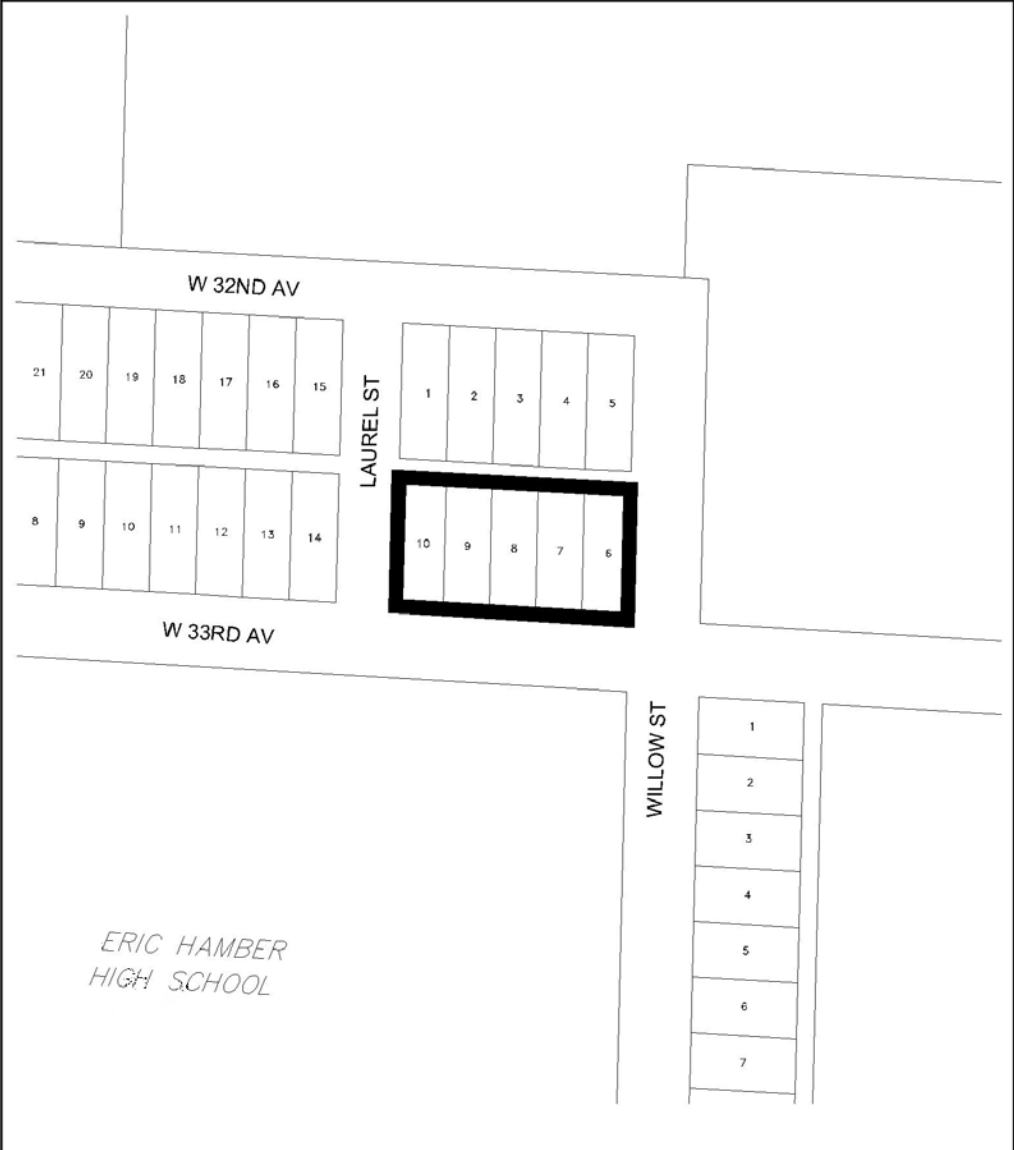
ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Mayor

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

**Schedule A**

By-law No. \_\_\_\_\_ being a By-law to amend By-law No. 5208  
being the Subdivision By-law



The properties outlined in black (  ) are deleted from the RS-1/RS-3/RS-3A/RS-5/RS-6 maps forming part of Schedule A of the Subdivision By-law

809-889 West 33rd Avenue

map: 1 of 1  
scale: NTS



**City of Vancouver**

date: 2022-01-18

## EXPLANATION

### **Subdivision By-law No. 5208 amending By-law Re: 2406-2488 Garden Drive**

Enactment of the attached By-law will delete 2406-2488 Garden Drive from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of December 8, 2020 dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services  
February 8, 2022

2406-2488 Garden Drive

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

**A By-law to amend Subdivision By-law No. 5208**

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

1. Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the RS-1, RS-3, RS-3A, RS-5 and RS-6 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID: 013-740-709; Lot 1, Except the East 2 Feet Now Lane, of Lot 3 Block 150 District Lot 264A Plan 2469;
- (b) PID: 013-740-733; Lot 2, Except the East 2 Feet Now Lane, of Lot 3 Block 150 District Lot 264A Plan 2469;
- (c) PID: 013-740-741; Lot 3, Except the East 2 Feet Now Lane, of Lot 3 Block 150 District Lot 264A Plan 2469;
- (d) PID: 013-740-776; Lot 4 of Lot 3 Block 150 District Lot 264A Plan 2469;
- (e) PID: 013-740-784; Lot 5 of Lot 3 Block 150 District Lot 264A Plan 2469;
- (f) PID: 013-740-792; Lot 6 of Lot 3 Block 150 District Lot 264A Plan 2469;
- (g) PID: 013-740-806; Lot 7 of Lot 3 Block 150 District Lot 264A Plan 2469; and
- (h) PID: 004-153-481; Lot 8 Block 3 of Block 150 District Lot 264A Plan 2469.

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

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

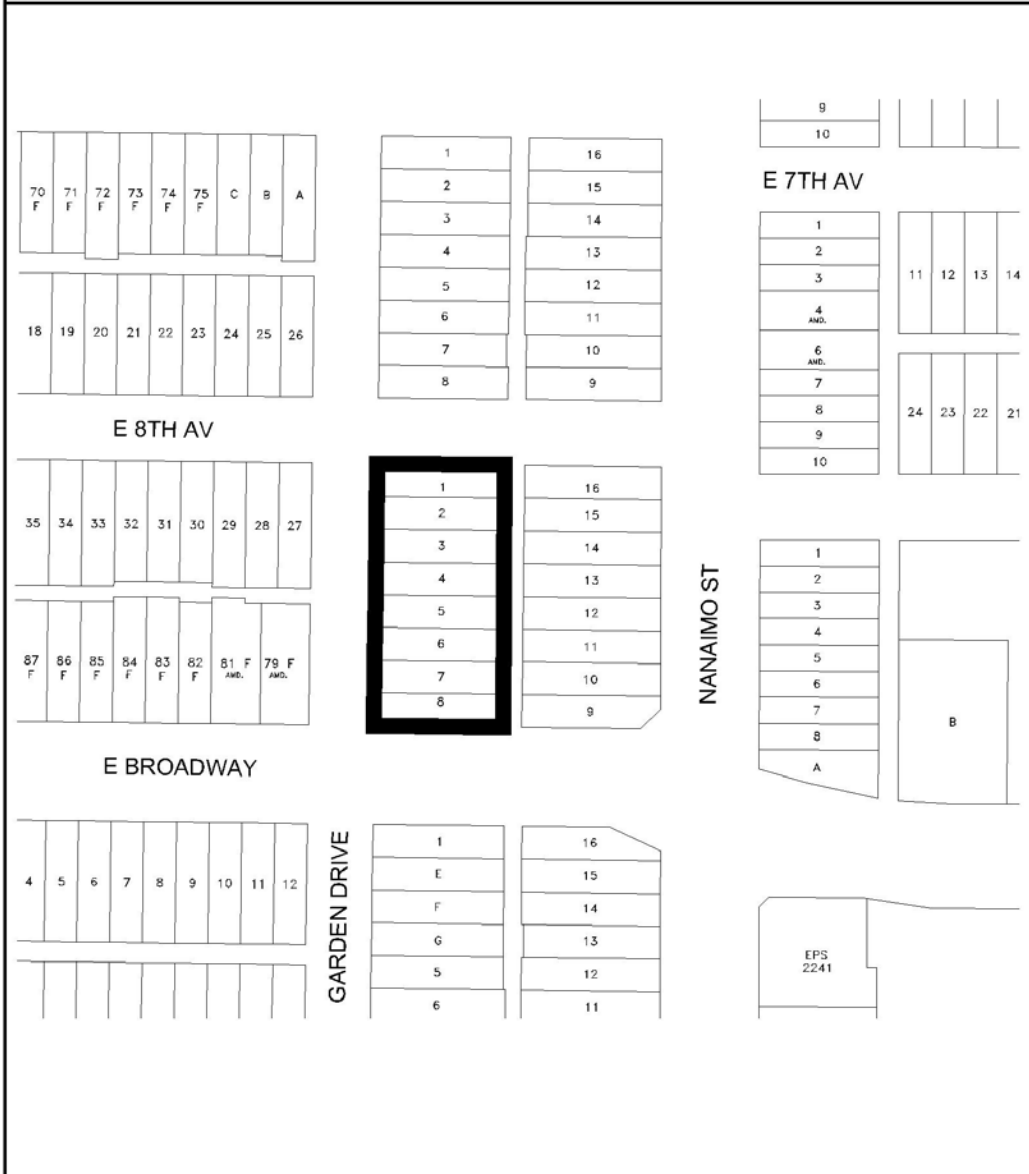
ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Mayor

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



By-law No. \_\_\_\_\_ being a By-law to amend By-law No. 5208  
 being the Subdivision By-law



The properties outlined in black ( **█** ) are deleted from the RS-1/RS-3/RS-3A/RS-5/RS-6 maps forming part of Schedule A of the Subdivision By-law

## EXPLANATION

**Subdivision By-law No. 5208 amending By-law  
Re: 183 West King Edward Avenue and 4088 Columbia Street**

Enactment of the attached By-law will delete 183 West King Edward Avenue and 4088 Columbia Street from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of March 9, 2021 dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services  
February 8, 2022

183 West King Edward Avenue  
and 4088 Columbia Street

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

**A By-law to amend Subdivision By-law No. 5208**

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

1. Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the RS-1, RS-3, RS-3A, RS-5 and RS-6 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID: 011-429-666; Lot 26, Block 663, District Lot 526, Plan 2913; and
- (b) PID: 013-341-600; Lot 27, Block 663, District Lot 526, Plan 2913.

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

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

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Mayor


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

**Schedule A**

By-law No. \_\_\_\_\_ being a By-law to amend By-law No. 5208

being the Subdivision By-law



The properties outlined in black (  ) are deleted from the RS-1/RS-3/RS-3A/RS-5/RS-6 maps forming part of Schedule A of the Subdivision By-law

183 W King Edward Avenue & 4088 Columbia Street

map: 1 of 1

scale: NTS



**City of Vancouver**

date: 2022-01-28

## EXPLANATION

### **Subdivision By-law No. 5208 amending By-law re: 105-125 West 49th Avenue**

Enactment of the attached By-law will delete 105-125 West 49th Avenue from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of May 28, 2020 dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services  
February 8, 2022

105-125 West 49th Avenue

**BY-LAW NO.**

**A By-law to amend Subdivision By-law No. 5208**

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

1. Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law by deleting the following properties from the RS-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID: 011-324-309, Amended Lot 11 (See 263237L), Block 1163, District Lot 526, Plan 4757;
- (b) PID: 011-324-350, Amended Lot 13 (See 263238L), Block 1163, District Lot 526, Plan 4757; and
- (c) PID: 011-324-384, Lot 14, Block 1163, District Lot 526, Plan 4757.

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

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

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Mayor

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


**Schedule A**

By-law No. \_\_\_\_\_ being a By-law to amend By-law No. 5208

being the Subdivision By-law



LANGARA COLLEGE

The properties outlined in black (  ) are deleted from the RS-1/RS-3/RS-3A/RS-5/RS-6 maps forming part of Schedule A of the Subdivision By-law

105-125 West 49th Avenue

scale: NTS



**City of Vancouver**

date: 2022-01-28

## EXPLANATION

**Subdivision By-law No. 5208 amending By-law  
re: 4750 Granville Street and 1494 West 32nd Avenue**

Enactment of the attached By-law will delete 4750 Granville Street and 1494 West 32nd Avenue from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolutions of July 28 and 29, 2020 dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services  
February 8, 2022



4750 Granville Street and  
1494 West 32nd Avenue

**BY-LAW NO.**

**A By-law to amend Subdivision By-law No. 5208**

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

1. Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law by deleting the following properties from the RS maps forming part of Schedule A of the Subdivision By-law:

- (a) PID: 010-998-276, Lot 1, Block 791, District Lot 526, Plan 6011; and
- (b) PID: 010-998-292, Lot 2, Block 791, District Lot 526, Plan 6011.

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

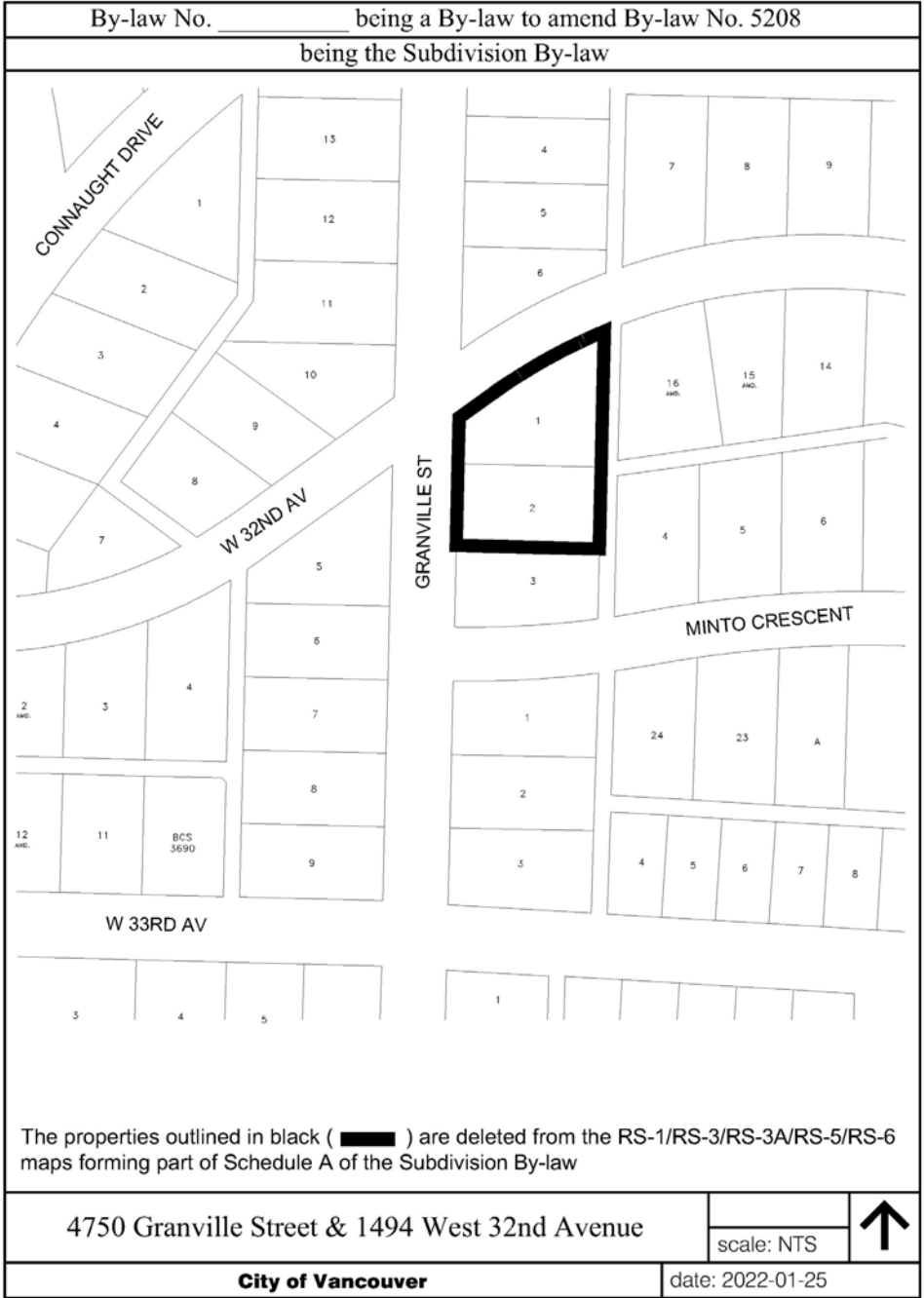
3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Mayor

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

**Schedule A**



{01410870v1}

## EXPLANATION

### **Subdivision By-law No. 5208 amending By-law Re: 916-926 West 32nd Avenue**

Enactment of the attached By-law will delete 916-926 West 32nd Avenue from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of January 23, 2020 dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services  
February 8, 2022

916-926 West 32nd Avenue

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

**A By-law to amend Subdivision By-law No. 5208**

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

1. Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the RS-1, RS-3, RS-3A, RS-5 and RS-6 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID: 010-659-447; Lot 16, Block 816, District Lot 526, Plan 7334; and
- (b) PID: 010-659-455; Lot 17, Block 816, District Lot 526, Plan 7334.

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

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

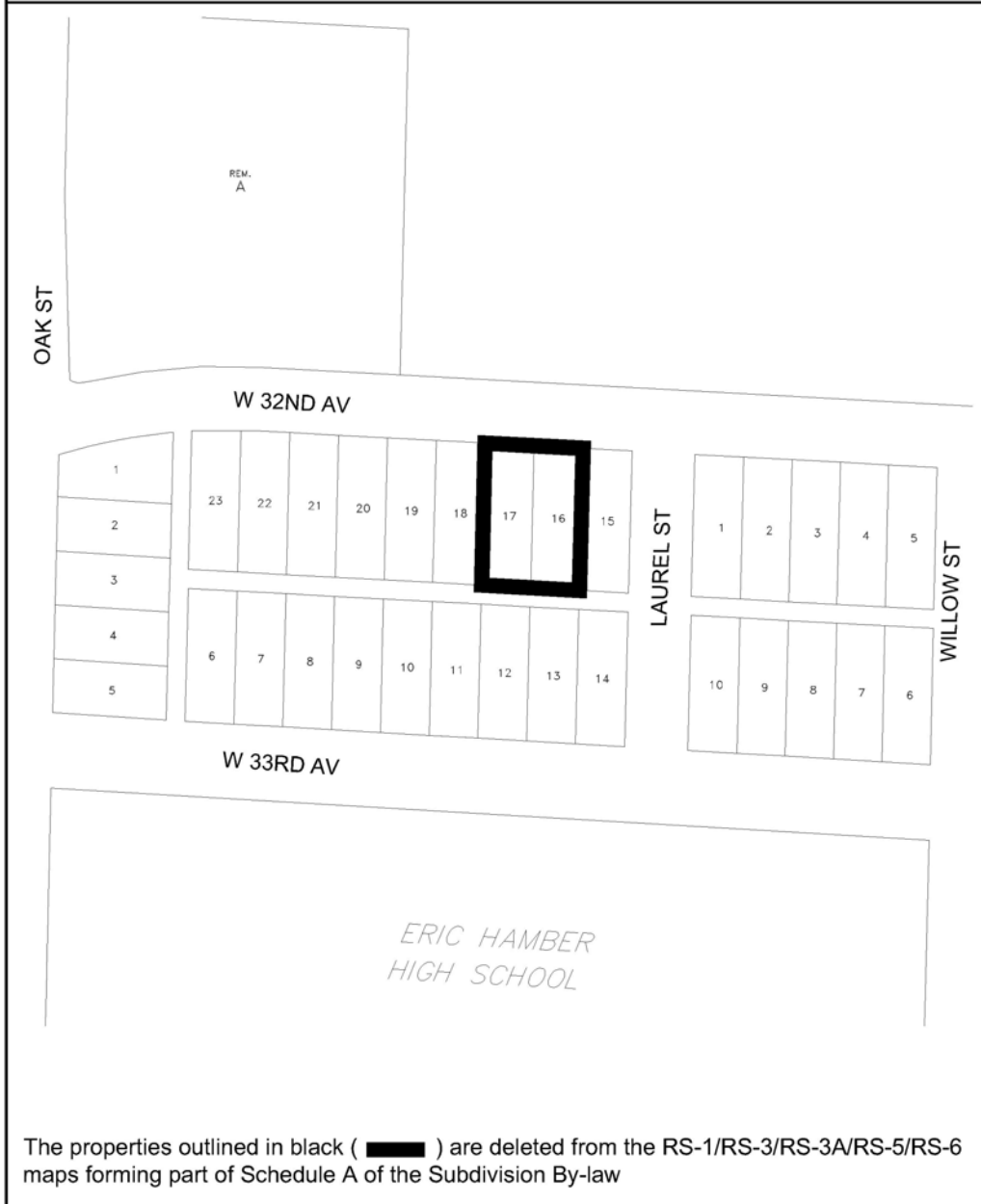
ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Mayor

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

**Schedule A**

By-law No. \_\_\_\_\_ being a By-law to amend By-law No. 5208  
being the Subdivision By-law



916-926 West 32nd Avenue		scale: NTS	↑
City of Vancouver		date: 2022-01-25	

## EXPLANATION

**Subdivision By-law No. 5208 amending By-law  
Re: 2543-2583 Renfrew Street and 2895 East 10th Avenue**

Enactment of the attached By-law will delete 2543-2583 Renfrew Street and 2895 East 10th Avenue from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of December 12, 17 and 18, 2019 dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services  
February 8, 2022

2543-2583 Renfrew Street  
and 2895 East 10th Avenue

**BY-LAW NO.**

**A By-law to amend Subdivision By-law No. 5208**

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

1. Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A, and attached to and forming part of this By-law, by deleting the following properties from the RS-1 maps forming part of Schedule A of the Subdivision By-law:
  - (a) PID: 008-172-188; Lot 18, Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059;
  - (b) PID: 009-948-465; Lot 19, Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059;
  - (c) PID: 014-065-614; Lot 20, Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059;
  - (d) PID: 014-065-622; Lot 21, Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059;
  - (e) PID: 014-065-649 Lot 22, Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059;
  
2. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
  
3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Mayor

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

**Schedule A**

By-law No. \_\_\_\_\_ being a By-law to amend By-law No. 5208

being the Subdivision By-law



The properties outlined in black (  ) are deleted from the RS-1/RS-3/RS-3A/RS-5/RS-6 maps forming part of Schedule A of the Subdivision By-law

2543-2583 Renfrew Street & 2895 East 10th Avenue

map: 1 of 1  
scale: NTS



**City of Vancouver**

date: 2022-01-31