

Marie Court

Council Meeting Minutes

November 5, 2009 7:30 pm Suite 102

Michelle Gallagher – President Diane Erdstein – Treasurer Stephanie Clark – Secretary

In attendance – Diane, Stephanie, Michelle

1. **Approval of June 24, 2009 council minutes** – Approved
2. **Approval of November 5, 2009 Agenda** – Approved
3. **Annual Fire Inspection** – Inspection has passed and report issued.
4. **Building Maintenance** – The exterior painting is now complete. Thank you Justin for a job well done!

A handyman has been retained to address ongoing building maintenance. Justin has agreed to co-ordinate and oversee this work.
5. **Insurance Claim** – Justin painted the side door during the exterior painting, thanks again Justin!! Strata to follow up with the adjuster to close the file.
6. **Boiler** –Minor leakage was identified. Ram Mechanical has isolated the problem and will be servicing the unit during the week of November 9th.
7. **Renovations**- Owners are reminded that pre-approval from Council is required for renovations and, where required, permits obtained. Depending on the nature of the renovation, Council will require a signed indemnification agreement. Attached is an excerpt from the City bylaws outlining when permits are required, etc.
8. **Landscaping** - Instructions have been issued to our Gardener regarding planting of the new tree. He will determine the appropriate time to purchase and plant.
9. **Noise Complaints** – We have had number of complaints about noise. This has been discussed with the offending owner. Owners are reminded to be considerate of neighbors. Attached is a copy of the City's noise by-law for information.
10. Next Council Meeting scheduled for January 8, 2010.
11. Meeting Adjourned 9:00 P.M.

NOISE BY-LAW 6555

"premises" means the area contained within the apparent boundaries of any legal parcel of land and any building situated within such boundaries, provided however that where a building contains more than one unit of commercial, industrial or residential occupancy each unit, the common areas of the building, and the land within the apparent boundaries of the lot, shall each be deemed to be separate premises;

"quiet zone" means any portion of the City not defined as an activity zone or an intermediate zone;

"residential premises" means any parcel of real property utilized primarily for residential accommodation, and includes hotels and motels;

"Restaurant - Class 1" means the use of premises for the primary purpose of selling and serving prepared food to the public during all hours of operation, where the premises include at least 17 indoor or outdoor seats for customers consuming food purchased on the premises, and where live entertainment, including the use of non-amplified or amplified musical instruments and disc jockey mixing turntables, but excluding patron participation such as karaoke, dancing and open microphone performing, may be available.

"Restaurant - Class 2" means the use of premises for the primary purpose of selling and serving prepared food to the public during all hours of operation, where the premises include at least 17 indoor or outdoor seats for customers consuming food purchased on the premises, and where live entertainment, including the use of non-amplified or amplified musical instruments and disc jockey mixing turntables and patron participation such as karaoke, dancing and open microphone performing may be available.

"slow response" means the pre-determined setting of a sound level meter, which setting meets the minimum specifications set out in ANSI S1.4 or IEC 123;

"standard hours liquor establishment" has the meaning set out in the License By-law;

"sound level" means the sound pressure level in decibels measured using the "A" weighting network setting of an approved sound meter and with slow response.

3. No person shall make or cause, or permit to be made or caused, any noise or sound in a street, park or similar public place which disturbs or tends to disturb unreasonably the quiet, peace, rest, enjoyment, comfort or convenience of persons in the neighbourhood or vicinity.

3A. No person being the owner or occupant of any premises shall cause, allow, or permit the cry of an animal or bird which can easily be heard by a person not on the same premises and which disturbs or tends to disturb unreasonably the quiet, peace, rest, enjoyment, comfort or convenience of that person, except that this section does not apply to dog barking which the Animal Control By-law regulates.

4. Notwithstanding any other provision of this By-law the following are declared by Council to be noises or sounds which are, in its opinion, objectionable or liable to disturb the quiet, peace, rest, enjoyment, comfort or convenience of individuals or the public and are hereby prohibited, and no person being the owner or occupant of any premises shall make, cause, allow, or permit:

- (a) the noise resulting from a gathering of two or more persons at any time, where one or more human voice is raised beyond the level of ordinary conversation,
- (b) the sound of a radio, television, player or other sound playback device, public address system, or any other music or voice amplification equipment, musical instrument, whether recorded or live, whether amplified or not, provided that the sound does not emanate from a commercial premises, or
- (c) the noise resulting from construction except during the hours and days during which section 16 permits a person to carry on construction,

which can easily be heard by an individual or member of the public who is not on the same premises, notwithstanding that such noise or sound might not constitute a breach of any other provision of this by-law.

4A. Notwithstanding any other provision of this By-law the sound from vehicle-mounted carpet cleaning equipment made before noon (1200 hours) and after 5 o'clock in the afternoon (1700 hours) on a Sunday or holiday is declared by Council to be a noise or sound which is, in its opinion, objectionable or liable to disturb the quiet, peace, rest, enjoyment, comfort or convenience of individuals or the public and is hereby prohibited, and no owner or operator of vehicle-mounted carpet cleaning equipment shall during those times make, cause, allow or permit such noise or sound to be made.

4B Council declares the noise or sound from live entertainment in a Restaurant - Class 1 or Restaurant - Class 2, made after midnight and before 9 a.m. to be a noise or sound which, in its opinion, is objectionable or liable to disturb the quiet, peace, rest, enjoyment, comfort, or convenience of individuals or the public, and prohibits such noise or sound, and the owner or operator of a Restaurant - Class 1 or Restaurant - Class 2 must not, during that period of time, make, cause, suffer, allow, or permit the making of such noise or sound.

5. No person shall in a quiet zone make, cause or permit to be made or caused, continuous sound the sound level of which:

- (a) during the daytime exceeds a rating of 55 on an approved sound meter when received at a point of reception within a quiet zone, or 60 on an approved sound meter when received at a point of reception within an activity zone or an intermediate zone; or
- (b) during the nighttime exceeds a rating of 45 on an approved sound meter when received at a point of reception within a quiet zone, or 55 on an approved sound meter when received at a point of reception within an activity zone or an intermediate zone.

Development Services

Home Renovations - Condominium Owners

Condominium and townhouse owners contemplating renovations or alterations to their unit need to comply with not only City by-laws, but their own, particular, Strata by-laws. For instance, the City does not require a permit to change your flooring from carpet to hardwood, but your Strata Council and the person living below you will want a say in what you're planning. As well, you may meet all the City's requirements to enclose a balcony or add a window, but your Strata by-laws may not allow any exterior alterations. So, for strata owners, reviewing your Strata by-laws is an essential step in planning your home renovations.

Once you've established your renovation plans aren't going to cause a ruckus in your building, you need to determine what, if any, permits the City will require.

No permits are needed to:

- replace fixtures*, counter tops, cabinets and flooring, or
- paint the interior of your home.

*Except for gas fixtures, which always require a permit.

Building permits and applicable trade permits are needed to:

- remove interior walls and partitions,
- construct a new interior wall or partition,
- relocate or install new electrical, gas and plumbing lines (including moving a kitchen sink or adding a dishwasher),
- remove a portion of a wall to install a door or create an archway,
- replace the drain, waste and vent piping or the water distribution system, and
- upgrade, replace or install a new fire alarm system or sprinkler system.

Both development and building permits, and applicable trade permits, are needed to:

- build an addition to increase floor area,
- build a new deck,
- create or enlarge a deck or patio area on an existing roof,
- roof over or enclose an existing patio or deck,
- add, remove or relocate a window, skylight or exterior door, and
- install a wood burning or gas fireplace that requires the installation of a chimney.

If you are in doubt as to what type of permit you need or why you need one, visit the Enquiry Centre in the East Wing of City Hall or call the Phone Centre at 604.873.7611 or 604.873.7613 for more information.

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Trade Permits – Condominium Owners

The only person who can apply for and be issued a permit to undertake trades work in any multi family dwelling, including single family homes with secondary suites, is a certified trades person. Homeowners of single detached one family dwellings, with no tenants, are the only homeowners who can take out trades permits for their own home renovation projects. All electrical, plumbing, gas and sprinkler work done in your building is required to be done by a licensed qualified trades person, whether it is you, your neighbour or the Strata Council who is undertaking a project.

Electrical Permits

An electrical permit is not required for the replacement of defective fuses, receptacles, switches and lamps with identical types and ratings.

As well, if the electrical work does not exceed \$250.00 an electrical permit is not required; however, the electrical contractor is required to submit a declaration form to the City Electrician. The declaration goes into the City address file and becomes a permanent record of the work done in your suite or building. All work is required to be carried out by an Electrical Contractor, licensed by the City of Vancouver and employing Trade qualified Electricians registered with the Province of B.C.

Plumbing Permits

A plumbing permit is not required to repair or replace a valve, faucet, or fixture, as long as no changes are required to be made to existing piping. The repair of minor leaks or a blocked drain also does not require a Plumbing Permit.

A Plumbing Permit is required if you are:

- adding a fixture or fixtures
- installing a dishwasher (not required if replacing existing)
- repairing or replacing the drain, waste and vent system or the water distribution due to age or deterioration

A plumbing permit must be obtained prior to commencing the construction, extension, alteration, renewal or repair of the plumbing system in any building including condominiums, townhouses and apartments, whether strata titled or non-strata titled. Any work carried out on the plumbing system is required to be carried out by a Plumbing Contractor licensed by the City of Vancouver and employing Trade qualified Plumbers registered with the Province of B.C.

Gas Permits

A Gas Permit is required for the installation of all gas appliances. This applies to the replacement of the existing appliances as well as new installations. All work is required to be carried out by a Gas Contractor, licensed by the City of Vancouver and employing Trade qualified Gas Fitters registered with the Province of B.C.

Sprinkler Permits

If your building is sprinklered and you are doing work that requires a Building Permit, a Special Sprinkler Inspection will be required. Changes to an interior floor plan often require that sprinkler heads be relocated to ensure the sprinkler system functions correctly and protects you and your neighbours in the event of a fire. All work is required to be done by a Sprinkler Contractor licensed by the City of Vancouver and employing Trade qualified Sprinkler Fitters registered with the Province of BC.

Where to find us:

Vancouver City Hall East Wing (next to City Hall main building)

2nd Floor Enquiry Centre

2675 Yukon Street

Enquiry centre phone line: 604.873.7613

Pre-application bookings by telephone: 604.873.7611

Parking is available at the base of the City Hall main building or below ground parking entered off Yukon Street just north of the Pavilion.

This is not a legal document. It departs from the necessary legal and technical terminology used in the Vancouver Charter and applicable City by-laws. Any contradiction, dispute or difference between the contents of this document and applicable City by-laws, plans, policies or guidelines will be resolved by reference to the by-laws or other official documents.

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