



- (3) An owner of strata lots 1 – 413 inclusive, in addition to using his strata lot as a Residential Unit (as defined as at 11 March 2003, in the City of Vancouver Zoning and Development Bylaw No. 3575) (“General Zoning Bylaws”) may also use his strata lot for “General Office Live-Work” and as set out herein.

For clarity “General Office Live-Work” means the use of the strata lot for a dwelling unit, general office, or both uses in conjunction with one another, provided that any such use must not include a Health Enhancement Centre or any dating service, entertainment service, exotic dance or business, social escort service or similar business, as determined by the City of Vancouver, Director of Planning in consultation with the Chief License Inspector as set out in City of Vancouver Zoning Bylaw 8689 and provided further that a strata lot may not be used as:

- (i) a Financial Institution, Health Care Office or Health Enhancement Centre (as defined by the General Zoning Bylaws, as at 11 March 2003, whether or not the General Zoning Bylaw may be altered, repealed or replaced in the future);
- (ii) a booking agency or a facility providing liquor delivery or psychic/fortune telling services;
- (iii) a consulate, embassy, high commission or other office of a foreign government body;
- (iv) a government office; or
- (v) for any use that is not restricted to a pure office use.

and provided further that only strata lots 1 – 413 inclusive may be used as General Office Live-Work and that when such strata lots are being used for General Office Live-Work purposes an owner shall not permit the number of people working within the strata lot at any time (including the owner and any relatives of the owner) to exceed 1 person for every 200 square feet of habitable area of the strata lot.

- (4) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those party of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act.”
- (5) An owner shall indemnify and save harmless the strata corporation from the expense, including insurance deductibles, of any maintenance, repair or replacement rendered necessary to the common property or to any strata lot resulting from an owner’s wilful at or negligence or that of any tenant or occupant of a strata lot or any visitors, customers, clients, employees or contractors of an owner, tenant or occupant, but only to the extend that such expense is not recovered from proceeds of insurance carried by the strata.