

**CALLISTO**

**STRATA PLAN – BCS 1073**

**BYLAWS**

(Updated at the October 21, 2025 SGM)

Please find attached a copy of the **Bylaws** and / or amendments for

**Strata Corporation BCS 1073**

These Bylaws are provided on a “without prejudice” basis. If you require Bylaws for legal purposes, we recommend you obtain an exact copy of the Strata Corporation’s registered Bylaws from the Land Titles Office and consult professional legal counsel regarding their content.

THE WYNFORD GROUP  
Managing Agents for  
BCS 1073

# BYLAW AMENDMENTS

**Registration:**

Registration:	June 15, 2015	CA4466647
Registration:	April 25, 2017	CA5950215
Registration:	April 26, 2019	CA7467721
Registration:	May 28, 2020	CA8213428
Registration:	July 12, 2021	CA9181757
Registration:	August 26, 2024	CB1553094

***Disclaimer: This document is being provided as part of the Strata Corporation records. Viewers are cautioned that official registered documents are available in the Land Title Office and shall be considered the true and official document.***

# TABLE OF CONTENTS

<b>DIVISION 1 – DUTIES OF OWNERS, TENANTS, OCCUPANTS AND VISITORS.....</b>	<b>5</b>
Payment of strata fees and special levies.....	5
Repair and maintenance of property by owner .....	6
Use of property.....	6
Pet and animals.....	8
Inform strata corporation .....	9
Obtain approval before altering a strata lot.....	9
Obtain approval before altering common property .....	11
Permit entry to strata lot .....	14
For common good .....	15
Insurance .....	16
Cleanliness and garbage disposal.....	19
<b>DIVISION 2 -- POWERS AND DUTIES OF STRATA CORPORATION.....</b>	<b>19</b>
Repair and maintenance of property by Strata Corporation .....	19
<b>DIVISION 3 — COUNCIL .....</b>	<b>20</b>
Council size.....	20
Council members' terms .....	20
Removing council member .....	21
Replacing council member .....	21
Officers.....	21
Calling council meetings.....	22
Quorum of council .....	22
Council meetings.....	22
Voting at council meetings.....	23
Council to inform owners of minutes.....	23
Delegation of council's powers and duties .....	23
Spending restrictions .....	24
Limitation on liability of council member.....	24
<b>DIVISION 4 — ENFORCEMENT OF BYLAWS AND RULES.....</b>	<b>24</b>
Maximum fine .....	24
Continuing contravention .....	24
<b>DIVISION 5 — ANNUAL AND SPECIAL GENERAL MEETINGS .....</b>	<b>25</b>
Person to chair meeting.....	25
Quorum for meeting.....	25
Participation by other than eligible voters .....	25
Voting 25	
Order of business .....	26
Calling a special general meeting .....	26

<b>DIVISION 6 — VOLUNTARY DISPUTE RESOLUTION .....</b>	<b>26</b>
Voluntary dispute resolution .....	26
<b>DIVISION 7 — MISCELLANEOUS .....</b>	<b>27</b>
Signage and sale of strata lot .....	27
Bicycle storage .....	27
Rental and lease of strata lot .....	27
<b>DIVISION 8 – PRIVACY POLICY .....</b>	<b>28</b>
<b>DIVISION 9 – MOVES .....</b>	<b>30</b>
Move-ins and move-outs .....	30
<b>DIVISION 10 – PARKING AND PARKADE .....</b>	<b>30</b>
Parking and parkade .....	30
Visitor parking.....	32
EV Charging.....	32
Council Email Decision.....	34
Water Sensor .....	35

# BCS1073 – CALLISTO

## SCHEDULE OF BYLAWS

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### Division 1 – Duties of Owners, Tenants, Occupants and Visitors

#### Payment of strata fees and special levies

- 1 (1) An owner must pay strata fees on or before the first day of the month to which the strata fees relate.
- (2) Where an owner fails to pay strata fees in accordance with subsection 1 (1) outstanding strata fees will be subject to an interest charge of 10% per annum, compounded annually.
- (3) Any owner owing monies for Strata Fees not received by the first (1st) of the month in question will be deemed to be in arrears. A \$150.00 penalty will be imposed for each month that an owner's strata fees are in arrears.
- (4) An owner must provide the strata corporation or its agent with twelve (12) consecutive, monthly post-dated cheques for strata fees for the fiscal year of the strata corporation, dated as of the first day of each month, or if applicable, written authorization for monthly automatic debit from the owner's bank account.
- (5) Failure by an owner to submit twelve (12) monthly, post-dated strata fee cheques or written authorization for automatic debit or online banking in accordance with subsection (4) is in contravention of the Bylaw and the strata corporation will levy a fine of \$150.00 for each contravention. Each dishonoured cheque or dishonoured automatic debit will be subject to a fine of \$50.00 and an administration charge of \$25.00.
- (6) Any fines assessed pursuant to these Bylaws or the Strata Corporation's rules becomes due and payable immediately when levied by the Strata Corporation.
- (7) A special levy is due and payable on the date or dates noted in the resolution authorizing the special levy.
- (8) Failure to pay a special levy on the due date will result in a fine of \$100.00 for each contravention of bylaw 1 (7).
- (9) Where an owner fails to pay a special levy in accordance with bylaw 1 (7), outstanding special levies will be subject to an interest charge of 10% per annum, compounded annually.
- (10) A resolution of the owners to authorize legal action against an owner or any other person, including legal action to collect money owing to the Strata Corporation under the Small Claims Act and/or the Civil Resolution Tribunal Act is not required pursuant to this bylaw. The strata council is hereby authorized, in its sole discretion to authorize legal proceedings in Small Claims Court or with the Civil Resolution

Tribunal to proceed with an action under the jurisdiction of the Small Claims Act and/or the Civil Resolution Tribunal Act without the requirement for a further vote or approval of the owners at a general meeting.

- (11) Except on matters requiring a unanimous vote, the vote for a strata lot may not be exercised if the strata corporation is entitled to register a lien against that strata lot under section 116(1) of the Act.

### **Repair and maintenance of property by owner**

- 2 (1) Except for repair and maintenance that is the responsibility of the strata corporation under these bylaws, an owner must repair and maintain the owner's strata lot including but not limited to repairing, maintaining and replacing, as required, all non-original in-suite water supply lines, including those replaced by the strata corporation, at the owner's sole cost.
- (2) An owner who has the use of limited common property must repair and maintain it, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

### **Use of property**

- 3 (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that
  - (a) causes a nuisance or hazard to another person,
  - (b) causes unreasonable noise,
  - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
  - (d) is illegal, or
  - (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.
- (2) Notwithstanding bylaw 37 no residential strata lot shall be occupied under a residential tenancy lease, contractor, or license arrangement for transient, hotel or commercial purposes, VRBO, Premier Executive Suites, Airbnb, or any newspaper, magazine or web based residential home rental entities, and shall only be leased or rented as a private residential dwelling for a minimum of six months.
- (3)
  - (a) Doors to units from the corridor must be kept closed if a party is held in a strata lot, except for entry and exit.
  - (b) A 2 inch thick rubber or foam mat must be placed under subwoofers to reduce the sound vibration to adjoining units.
- (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 parts

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 is responsible for any damage caused by occupants, tenants or visitors to the owner's strata lot.
- (6) An owner, tenant or occupant must not:
  - (a) use his strata lot for any purpose which may be injurious to the reputation of the building;
- (7) An owner, tenant, occupant or visitor must not hang or dry laundry so as to be visible from the building exterior or another strata lot.
- (8) An owner, tenant, occupant or visitor must turn on the kitchen exhaust fan during barbecue use to help remove smoke from the balcony while cooking.
- (9) Hazardous, toxic, or flammable materials are prohibited in strata lots and common property, including storage lockers and parking stalls.
- (10) An owner, tenant, occupant or visitor must not throw ANYTHING, especially burning material such as cigarettes or matches from balconies, windows, or any part of a strata lot or common property.
- (11) A resident or visitor must not hinder or restrict sidewalks, entrances, exit halls, passageways, stairways and other parts of the common property. Hinderance and restriction includes the keeping of personal items and garbage.
- (12) The strata corporation will not be responsible for any loss, damage or theft of any of residents' goods or chattels in any strata lot, storage area, parking space, common area or limited common area. Owners are advised to check with their personal household insurance agent and purchase appropriate insurance coverage.
- (13) An owner, tenant, occupant or visitor must not bring or maintain a supermarket shopping cart anywhere on the property.
- (14) A resident or visitor must not smoke (including vaping) on common property, limited common property or in a strata suite.
- (15) A strata lot and the common property (including limited common property) must not be used, occupied or modified for the purpose of growing, producing, harvesting, marketing, selling or distribution of cannabis or marijuana. Storage with a strata lot or transport through common property of cannabis or marijuana is also prohibited, except for quantities less than or equal to limits specific (if any) for legal personal possession of cannabis or marijuana under relevant Canadian or BC legislation.

## **Pet and animals**

- 4**
- (1) An owner, tenant, occupant or visitor must not keep any pets on a strata lot or common property or on land that is a common asset except in accordance with these bylaws.
  - (2) An owner, tenant, occupant or visitor must not keep a pet on a strata lot other than one or more of the following:
    - (a) A reasonable number of fish or other small aquarium animals;
    - (b) A reasonable number of small caged mammals;
    - (c) Up to 2 caged birds;
    - (d) 2 pets (dogs or cats)
  - (3) An owner, tenant, occupant or visitor must not harbour rodents or exotic pets, including not exhaustively, snakes, reptiles, spiders or large members of the cat family.
  - (4) An owner, tenant, occupant or visitor or visitor must not permit a loose or unleashed pet (leashes cannot exceed six feet in length) at any time on the common property or on land that is a common asset.
  - (5) Cats are not permitted to roam common property.
  - (6) Pets are not permitted in the lounge, media room, fitness area, pool and hot tub area.
  - (7) An owner, tenant, occupant or visitor must not keep a pet which is a nuisance on a strata lot, common property or on land that is a common asset. If an owner, tenant, occupant or visitor has a pet that, in the opinion of Council, is a nuisance or has caused or is causing an unreasonable interference with the use and enjoyment of residents or visitors of a strata lot, common property or common assets, the Council may order such pet to be removed permanently from the strata lot, the common property or common asset or all of them.
  - (8) A pet owner must ensure that the pet is kept quiet, controlled and clean.
  - (9) A pet shall not cause a nuisance to any resident. The owner is responsible for the immediate clean-up of any pet excrement and may be charged for cleaning of soiled carpets or damage to any other common property.
  - (10) A strata lot owner must assume all liability for all actions by a pet, regardless of whether the owner had knowledge, notice or forewarning of the likelihood of such action.

### **Inform strata corporation**

- 5 (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.
- (2) On request by the strata corporation, a tenant must inform the strata corporation of his or her name.

### **Obtain approval before altering a strata lot**

- 6 (1) An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following:
  - (a) the structure of a building including any cutting or drilling or alteration of concrete floors, ceilings, columns and posts because in the Callisto, floors and ceilings, columns and posts are vital structural components that hold the building together. Unauthorized alteration or any concrete components within the tower suites or townhouses is therefore, strictly prohibited.
  - (b) the exterior of a building;
  - (c) chimneys, stairs, balconies or other things attached to the exterior of a building;
  - (d) doors, windows or skylights on the exterior of a building, or that front on the common property;
  - (e) fences, railings or similar structures that enclose a patio, balcony or yard;
  - (f) common property located within the boundaries of a strata lot; and
  - (g) those parts of the strata lot which the strata corporation must insure under section 149 of the *Act*;
  - (h) any structures or appurtenances hung from, placed on, erected or attached to the exterior of a strata lot;
  - (i) fire, security or safety equipment;
  - (j) shades, awnings, window or balcony guards, screens or enclosures, ventilators, additional air conditioning devices or supplementary heating devices attached on or placed on the outside of the building;
  - (k) any removal of interior walls or significant alteration to interior walls;
  - (l) any alteration to walls that separate suites;
  - (m) any alteration to flooring materials including underlay.
- (2) The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree,

in writing, to take responsibility for any expenses relating to the alteration and its upkeep.

- (3) If the Strata Corporation is required to consult with a building expert regarding an owner's alteration or request, the owner may be required to pay for any costs involved in the consultation.
- (4) Metallic or reflective coating or tinting is not permitted on glass windows or doors.
- (5) Hardwood floors and ceramic tiles must be installed using the following specifications:
  - (a) Hours of work are restricted to Monday through Saturday from 8:00 a.m. to 6:00 p.m. No work is permitted on Sundays or statutory holidays. No excessive renovation noise is permitted on Saturdays.
  - (b) Floating hardwood floor, glue down hardwood on cork or other approved materials.
  - (c) underlay must be installed under all flooring materials in accordance with the following requirements;
    - (i) it must be at least 5 mm thick;
    - (ii) it must meet a Delta IIC ( $\Delta$  IIC) in accordance with the Callisto Floor Replacement/Acoustical Rating Form, which is available upon request from the building manager or strata manager;
    - (iii) it must be installed in accordance with manufacturers installation instructions using appropriate primers and sealants to meet the tested Delta  $\Delta$ IIC value;
    - (iv) the building manager may inspect the work and reject it if installation procedures are not followed; and
    - (v) further to 6(5)(i) a paid invoice showing the underlay products must be submitted to the building manager for verification.
  - (d) Other underlay STC must be >60 and the IIC must be >60. Underlay foam must be at least 6 millimeters thick.
  - (e) Contractors are responsible for removing all debris, old carpet, boards, drywall, etc. from Callisto. No debris of any kind is to be placed in the dumpster or the recycling bins.
  - (f) Contractors are responsible for cleaning the hallways, stairwells and elevator of any dust, dirt, debris, etc. at the end of each working day. Any damage to common property sustained because of the construction will be repaired by the council and owners assessed accordingly. The onus is on owners to ensure that contractors do no damage to common property at Callisto.

- (g) Owner and contractor are responsible for the security of the building at all times.
  - (h) The elevator must be pre-booked to transport any construction material to and from the suite.
  - (i) Proof of purchase and the STC and IIC ratings for the above underlay materials shall be submitted to council or its designate.
  - (j) Ceramic tiles in hallways, living rooms, or bedroom floors must be also installed with approved sound deadening underlay material, and the proof of purchase of this material must be submitted to Council.
  - (k) In the event that the City of Vancouver raised the Sound Transmission Class (STC) and/or the Impact Insulation Classification (IIC) recommendations or requirements, the new City standard would be used as the standard except in situations where an owner is attempting to meet the existing hardwood flooring which has the original 6 mm cork underlay. In such cases, the owner can submit a request for a variance to council.
- (6) A one-time \$750 renovation fee for all renovations that require a renovation approval will be charged. A \$500 refundable damage deposit prior to start of renovation is required and perform a documented inspection of common areas before and after to ensure no damages have been caused by the renovation contractor.

**Obtain approval before altering common property**

- 7
- (1) An owner must obtain the written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets. Common property also includes common property for exclusive use of an owner such as: inside and outside surfaces of all the windows, the building envelope enclosing an owner's suite, exterior doors and doors to service corridors, walkways, townhouse gardens and terraces, balconies and railings, windows, cement slab ceilings and floors, bearing walls, columns and posts, common plumbing and electrical services to suites, HVAC systems, parking stalls, storage lockers and all other areas that are commonly maintained by the strata.
  - (2) The strata corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.
  - (3) Any alteration to a strata lot under 6(1) or to common property that has not received the prior written approval of council must be removed at the owner's expense if the council orders that the alteration be removed. An owner who receives approval will be liable for all costs connected to the alteration, including the cost of repairing and maintaining the alteration and the cost of repairing and maintaining the common property or a strata lot if such repair is required as a result of the alteration. An owner who receives approval may be required by the council to sign an Assumption of Liability Agreement.

- (4) The owner will be responsible to obtain the applicable building permits prior to commencing the work, and obtaining such permits as a condition of the council's approval. Copies of all permits for any alteration or renovation of a strata lot or common property shall be filed with the management company and building management for examination by council.
- (5) Owners who undertake alterations in accordance with these bylaws, and subsequent owners, are responsible for all costs relating to:
  - (a) the maintenance and repair of the alterations, and
  - (b) the effects on all adjacent strata lots or common property, and
  - (c) the effects of rain and weathering, staining, discoloration.
- (6) The council may maintain, repair, or remove alterations to common property if in the opinion of the council:
  - (a) the alterations are not maintained or repaired, or
  - (b) the alterations are damaged.
- (7) All costs incurred in the maintenance, repair, and/or removal will be charged to the owner of the strata lot and are his/her responsibility.
- (8) On the sale of a strata lot, owners must include all obligations and costs that may be applied relating to alterations in any agreement of sale. If the subsequent owner refuses to sign an Assumption of Liability Agreement with the strata corporation the alteration may be removed by council and the cost of the removal will be charged to the new owner.
- (9) To remove an approved alteration or attachment, an owner must apply to council for approval of the terms of removal.
- (10) The council reserves the right to require, or have an owner provide, specified professional supervision or inspection, or both, of approved alterations. The council may include specified supervision or inspection as a requirement of approval.
- (11) An approved alteration shall be done between the hours of 8:00 a.m. and 6:00 p.m. or at such other times as prescribed by council. No construction work to be done on Sundays or statutory holidays.
- (12) An owner who is permitted to make an alteration shall be responsible for the removal of any construction debris and the common property shall be completely cleaned up prior to the site being left each day.
- (13) Automated water shutoff systems must be installed in accordance with the following bylaw:
  - (a) **Purpose**

To regulate and encourage the safe installation and use of automated water shut-off systems in strata lots to reduce the risk of water damage and preserve the integrity of the building and common property.

**(b) Definitions**

For the purposes of this bylaw:

- “**System**” means an automated water shut-off system capable of detecting leaks and automatically shutting off the water supply.
- “**Owner**” includes any person entitled to possession of a strata lot.
- “**Qualified Installer**” means a licensed plumber or technician permitted to install plumbing systems in British Columbia.

**(c) Council Approval Required**

- (i) An Owner must obtain written permission from the Strata Council before installing a System.
- (ii) The request must include:
  - A description of the System and its features
  - Product specifications
  - Installation details including whether it affects common property
  - The name and qualifications of the installer

**(d) Conditions of Approval**

Council may approve the installation subject to conditions, including but not limited to:

- (i) The installation must be carried out by a Qualified Installer.
- (ii) The System must not compromise any part of the building's plumbing infrastructure, nor negatively affect other units.
- (iii) If the System connects to common property (e.g., electrical panels, Wi-Fi, or plumbing), further conditions or professional review may be imposed.

**(e) Owner Responsibility**

- (i) The Owner is solely responsible for:
  - All costs related to the installation, operation, maintenance, repair, or replacement of the System.
  - Any damage caused to the strata lot, common property, or other strata lots due to failure, malfunction, or improper installation of the System.
- (ii) The Owner must ensure the System is maintained in good working order.
- (iii) The Owner must remove or upgrade the System if it becomes defective or non-compliant with this bylaw or applicable laws.

**(f) Access for Inspection**

Upon providing reasonable notice in accordance with section 1.9 of the Strata Property Act, the strata corporation may inspect the System to verify compliance with this bylaw.

**(g) Disclosure Upon Sale**

An Owner must inform prospective purchasers of the existence of the System and provide all relevant documentation, including Council approval and maintenance history.

**(h) Existing Installations**

Owners with pre-existing Systems must disclose and register their devices with the Strata Council within 60 days of the enactment of this bylaw. Council may require inspection or modifications to bring existing Systems into compliance.

**Permit entry to strata lot**

- 8** (1) An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter the strata lot
- (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and
  - (b) at a reasonable time, on 48 hours' written notice:
    - (i) to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under section 149 of the *Act*,
    - (ii) to ensure compliance with the Act, bylaws and rules.
  - (c) in the event of an emergency entry to a strata lot, should the building management find that a keyed lock to a residence is not keyed to the management master key (because an owner has chosen to change the lock to a non-conforming key standard and not provided to the concierge), the door may need to be forced open in an emergency. In such a case, all repairs and costs from the forced entry will be at the owner's sole expense. In such a situation, the owner may also be liable to other costs for damage that is attributable to delayed entry.
- (2) The notice referred to in subsection 8 (3)(b) must include the date and approximate time of entry, and the reason for entry.
- (3) If authorization cannot be obtained then the person authorized by the Strata Corporation to enter the strata lot may do so by using reasonable force on the locking devices and the replacement of the locking device and any resulting damage to the door and door frame will be at the expense of the strata lot owner.
- (4) Annual in-suite fire control equipment inspections are mandatory. An owner or resident must provide access to the unit for the inspection. Residents who do not provide access will be charged for shared cost of second visit.
- (5) Annual dryer vent service maintenance inspections are mandatory. An Owner or resident must provide access to the unit for the inspection.

- (6) Semi-annual heat pump maintenance inspections are mandatory. An owner or resident must provide access to the unit for inspection. Owners who do not provide access will be responsible for any heat pump maintenance repairs until the next scheduled maintenance.
- (7) If an owner does not provide access, it is the owner's responsibility for any malfunctions.

**For common good**

- 9
  - (1) Bird feeders and bird baths are not allowed on the common property, including balconies and patios.
  - (2) Outdoor holiday lights are permitted on balconies only from December 1<sup>st</sup> to January 31<sup>st</sup> inclusive and other seasonal festive occasions with prior notice to Strata Council.
  - (3) Owners, tenants and occupants must maintain a consistent high standard of cleanliness, appearance and repair in and surrounding their strata lots.
  - (4) No personal items such as toys, bicycles, walkers, packaging boxes, freezers, etc. shall be left or stored on the common property including exclusive use common property such as balconies. Due to fire regulations, doormats or other personal objects are prohibited in corridors and interior common areas.
  - (5) No dead plants or other unattractive items shall be left on balconies or patios that are visible from common property.
  - (6) Owners, tenants and occupants shall not allow their patios, balconies or strata lots to become a health/safety hazard. If the council deems a strata lot to be a health/safety hazard, the council will, at its discretion, have the problem remedied at the owner's sole expense.
  - (7) The following apply to gardens and plants on limited common property such as townhouse gardens or suite balconies:
    - (a) No owner, tenant, occupant or visitor shall do anything or cause anything to be done on limited and/or common property likely to damage plants, bushes, flowers, lights and/or fountains.
    - (b) Hedges/plants and paving stones in townhouse gardens and limited and/or common areas are only to be maintained and/or altered under authority of the strata council.
    - (c) Digging in townhouse gardens or limited and/or common property is strictly prohibited because of hidden membranes, irrigation systems and/or utilities.
    - (d) A resident may keep container plants on/in his/her strata lot or areas of limited common property designated for exclusive use provided that such plants will have no adverse effects on the strata plan or on the common

property or on the landscape design of the common property. Heavy plants and soil in pots or combinations approaching 100 pounds per square foot require inspection by the strata representative and require an “engineer’s review” to ensure that the masses fall within the building’s safety parameters. For outside decks, potential snow load must also be considered as part of the weight limit. The cost of the “engineer’s review” will be borne by the owner.

- (8) Owners, tenants and occupants are responsible for any damage to the common property that they cause and the owner of the applicable strata lot will be liable for all costs connected with cleaning and repairs.
- (9) All notices must be posted on the bulletin boards with the consent from the head concierge or property manager.
- (10) No mops or dusters of any kind shall be shaken and no refuse shall be thrown out of a window or door or from a patio or balcony of a strata lot. No patio floors or railings may be washed in such a way that water or any cleaning substance drips on any part of the floors below. Watering of plants and cleaning of balconies shall be restricted to ensure water and other debris is not permitted to flow over the edges of the balcony.
- (11) Neither children nor pets may be left unattended on a balcony.
- (12) A resident must not display or erect fixtures, poles, clotheslines, racks, storage sheds and similar structures permanently or temporarily on limited common property, common property or land that is a common asset. Despite the foregoing, the placing of items on the limited common property balconies or patio areas shall be limited to free standing, self-contained planter boxes or containers, furniture and accessories, unless an owner has received approval by the strata council.

## **Insurance**

- 10** (1) Strata lot owners must carry current homeowners’ insurance for all contents and betterments to their strata lot.
- (2) Strata lot owners must ensure that tenants occupying their strata lots must carry current tenant’s insurance for all personal effects.
- (3) (1) An owner is responsible for any loss or damage to a strata lot, common property, limited common property, common facilities or common assets, including but not limited to when the cause of the loss or damage originated within the owner’s strata lot, and shall indemnify and save harmless the strata corporation from the expense of any maintenance, repair or replacement rendered necessary to the strata lot, common property, limited common property, common facilities or common assets to the extent that such expense is not reimbursed from the proceeds received by operation of any strata insurance policy or, if a claim against the strata corporation’s insurance policy is not made, for all expenses incurred by the strata corporation up to the amount of the strata corporation’s insurance deductible. Without limiting the generality of the word "responsible", an

owner is responsible for loss or damage caused by the owner or by any of the tenants, occupants, visitors, agents, contractors or employees of the strata lot or of the owner or the owner's family.

- (2) For the purposes of these bylaws, any insurance deductible paid or payable by the Strata Corporation where a claim is made under the strata corporation's insurance policy will be considered an expense not covered by the strata insurance proceeds received by the strata corporation and will be charged to the responsible owner and shall become due and payable on the date the next monthly assessment is due.
- (3) For the purposes of these bylaws, any uninsured repair costs incurred by the Strata Corporation to mitigate against further damage, whether within a strata lot or to common property, limited common property or to common assets, or incurred to remedy or repair damage that is not insured and that is the responsibility of the owner, will be charged to the responsible owner and shall become due and payable on the date the next monthly assessment is due.
- (4) Where an owner or occupant has upgraded an original fixture and the upgraded fixture suffers damage, the cost to repair or replace the upgraded fixture must be paid by the owner or occupant responsible for the damage and not by the strata corporation.
- (5) For the purposes of these bylaws an owner shall be liable to and indemnify the Strata Corporation for the following costs and expenses incurred or expended by the Strata Corporation as a result of a violation of these bylaws or of it having to enforce these bylaws, including pursuing legal action to collect an insurance deductible or uninsured costs for which the owner is responsible:
  - (a) Administrative and investigation costs;
  - (b) Legal and administrative expenses, on a solicitor and own client basis;
  - (c) Professional/consulting services; and
  - (d) Emergency restoration and remediation costs.
- (6) In addition to the obligations and liabilities imposed by the bylaws herein, an owner is strictly liable to the Strata Corporation and to other owners and occupants for any damage to common property, limited common property, common assets or to any strata lot as a result of:
  - (a) Any of the following items located in the owner's strata lot:
    - (i) Dishwasher;
    - (ii) Refrigerator with or without ice/water dispensing capabilities;

- (iii) Garburator;
  - (iv) Hot water tank;
  - (v) Washing machine;
  - (vi) Radiant heating system, including boiler;
  - (vii) Toilets, sinks, bathtubs and showers;
  - (viii) Plumbing pipes, fixtures and hoses that are not common property;
  - (ix) Fireplaces;
  - (x) Anything introduced into the strata lot by the owner.
- (b) any alterations or additions to the strata lot, the limited common property or the common property made by the owner, the owner's tenants or by prior owner(s) of the strata lot;
  - (c) any areas of limited common property that an owner is required to maintain and repair including but not limited to damage arising from a blocked drain on the deck, balcony or patio designated as limited common property for the owner's strata lot;
  - (d) any pets residing in or visiting at the owner's strata lot; and
  - (e) any children residing in or visiting at the owner's strata lot.
- (7) An owner is strictly liable to the Strata Corporation for any damage caused by the owner or the owner's tenants, occupants, visitors, agents, contractors or employees of the strata lot or of the owner, including the cost of repair or replacement if required, to fences, gates, doors, windows, carpeting, elevators, sprinkler systems, common property hallways, storage lockers, parking stalls or to any common property, limited common property, common assets not specifically referenced herein.
- (8) An owner is strictly liable to the Strata Corporation for trade call outs for investigations, repairs, maintenance, services or costs that are the responsibility of the owner related but not limited to:
- (a) unauthorized affixing of planters, canopies or awnings to common property;
  - (b) the cost of re-keying due to lost keys;
  - (c) the costs of emergency access/entry into the owner's strata lot, including forced entry by first responders and for common property repairs required due to such emergency access/entry or forced entry;

- (d) the costs to clean up garbage or recycling not properly disposed of in the garbage/recycling room;
  - (e) damages to landscaping;
  - (f) the costs to clean up pet waste;
  - (g) damage caused to common property by vehicles, bicycles, scooters, wheelchairs, and skateboards; and
  - (h) for any other repairs or maintenance costs incurred which the strata council, in its reasonable discretion, determines were caused by an owner or the owner's tenants, occupants, visitors, agents, contractors or employees and for which an owner is responsible.
- (4) An owner is also deemed to be responsible for any loss or damage to the common property, limited common property, common assets or to any strata lot, and/or personal injury or death caused by an owner and /or owner's tenant, co-occupants, family members, employees, agents, contractors, guests or invitees and the loss or damage is not covered and paid by any insurance policy.

#### **Cleanliness and garbage disposal**

- 11** (1) A resident must ensure that ordinary household refuse, composting and garbage is securely wrapped and placed in the containers provided for that purpose, recyclable material is kept in designated areas and material other than recyclable or ordinary household refuse and garbage is removed appropriately.
- (2) Residents must comply with the latest garbage, recycling and composting procedures.
- (3) Residents must remove and dispose of their own furniture, tools, carpet, renovation waste, electronics and other waste that does not fall under our waste removal, garbage and recycling protocols. Owners/residents are responsible for removing these items from the building at their own expense or through their own private arrangements.
- (4) Littering, including cigarette butts, is not allowed anywhere on the common property or limited common property.

### **Division 2 -- Powers and Duties of Strata Corporation**

#### **Repair and maintenance of property by Strata Corporation**

- 12** (1) The strata corporation must repair and maintain all of the following:
- (a) common assets of the strata corporation;
  - (b) common property that has not been designated as limited common property;

- (c) limited common property, but the duty to repair and maintain it is restricted to
  - (i) repair and maintenance that in the ordinary course of events occurs less often than once a year, and
  - (ii) the following, no matter how often the repair or maintenance ordinarily occurs:
    - (A) the structure of a building;
    - (B) the exterior of a building;
    - (C) chimneys, stairs, balconies and other things attached to the exterior of a building;
    - (D) doors, windows and skylights on the exterior of a building or that front on the common property;
    - (E) fences, railings and similar structures that enclose patios, balconies and yards;
- (d) a strata lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to
  - (i) the structure of a building,
  - (ii) the exterior of a building,
  - (iii) chimneys, stairs, balconies and other things attached to the exterior of a building,
  - (iv) doors and windows on the exterior of a building or that front on the common property, and
  - (v) fences, railings and similar structures that enclose patios, balconies and yards.

### **Division 3 — Council**

#### **Council size**

- 13** (1) The council must have at least 3 and not more than 7 members.

#### **Council members' terms**

- 14** (1) The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.
- (2) A person whose term as council member is ending is eligible for reelection.
- (3) The only persons who may be council members are the following:

- (a) owners;
- (b) individuals representing corporate owners;
- (c) tenants who, under section 147 or 148 of the *Strata Property Act*, have been assigned a landlord's right to stand for council; and
- (d) the spouse or partner of an owner as defined by the Strata Property Regulation;
- (e) Only one representative of a strata lot shall be a member of council at any one time.

### **Removing council member**

- 15** (1) Unless all the owners are on the council, the strata corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more council members.
- (2) After removing a council member, the strata corporation must hold an election at the same annual or special general meeting to replace the council member for the remainder of the term.

### **Replacing council member**

- 16** (1) If a council member resigns or is unwilling or unable to act for a period of 2 or more months, the remaining members of the council may appoint a replacement council member for the remainder of the term.
- (2) A replacement council member may be appointed from any person eligible to sit on the council.
- (3) The council may appoint a council member under this section even if the absence of the member being replaced leaves the council without a quorum.
- (4) If all the members of the council resign or are unwilling or unable to act for a period of 2 or more months, persons holding at least 20% of the strata corporation's votes may hold a special general meeting to elect a new council by complying with the provisions of the Act, the regulations and the bylaws respecting the calling and holding of meetings.

### **Officers**

- 17** (1) At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a president, a vice president, a secretary and a treasurer.
- (2) A person may hold more than one office at a time, other than the offices of president and vice president.
- (3) The vice president has the powers and duties of the president

- (a) while the president is absent or is unwilling or unable to act, or
  - (b) for the remainder of the president's term if the president ceases to hold office.
- (4) If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the council members may appoint a replacement officer from among themselves for the remainder of the term.

### **Calling council meetings**

- 18** (1) Any council member may call a council meeting by giving the other council members at least one week's notice of the meeting, specifying the reason for calling the meeting.
- (2) The notice does not have to be in writing.
- (3) A council meeting may be held on less than one week's notice if
- (a) all council members consent in advance of the meeting, or
  - (b) the meeting is required to deal with an emergency situation, and all council members either
    - (i) consent in advance of the meeting, or
    - (ii) are unavailable to provide consent after reasonable attempts to contact them.
- (4) The council must inform owners about a council meeting as soon as feasible after the meeting has been called.

### **Quorum of council**

- 19** (1) A quorum of the council is
- (a) 1, if the council consists of one member,
  - (b) 2, if the council consists of 2, 3 or 4 members,
  - (c) 3, if the council consists of 5 or 6 members, and
  - (d) 4, if the council consists of 7 members.
- (2) Council members must be present in person or via Skype or telecommunication at the council meeting to be counted in establishing quorum.

### **Council meetings**

- 20** (1) At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.

- (2) If a council meeting is held by electronic means, council members are deemed to be present in person.
- (3) Owners and spouses of owners may attend council meetings as observers. Any owner or spouse of an owner who wishes to attend a council meeting to present a request or discuss an issue must submit written notice 7 days prior to the meeting date.
- (4) Despite subsection 20 (5), no observers may attend those portions of council meetings that deal with any of the following:
  - (a) bylaw contravention hearings under section 135 of the Act;
  - (b) rental restriction bylaw exemption hearings under section 144 of the Act;
  - (c) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

### **Voting at council meetings**

- 21**
- (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.
  - (2) The results of all votes at a council meeting must be recorded in the council meeting minutes.

### **Council to inform owners of minutes**

- 22** The council must inform owners of the minutes of all council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.

### **Delegation of council's powers and duties**

- 23**
- (1) Subject to bylaws 23 (5) to 23 (6), the council may delegate some or all of its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.
  - (2) The council may delegate its spending powers or duties, but only by a resolution that
    - (a) delegates the authority to make an expenditure of a specific amount for a specific purpose, or
    - (b) delegates the general authority to make expenditures in accordance with subsection (3).
  - (3) A delegation of a general authority to make expenditures must
    - (a) set a maximum amount that may be spent, and
    - (b) indicate the purposes for which, or the conditions under which, the money may be spent.

- (4) The council may not delegate its powers to determine, based on the facts of a particular case,
  - (a) whether a person has contravened a bylaw or rule,
  - (b) whether a person should be fined, and the amount of the fine, or
  - (c) whether a person should be denied access to a recreational facility.

### **Spending restrictions**

- 24 (1) A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with these bylaws.
- (2) Despite bylaw 24 (3), a council member may spend the strata corporation's money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.

### **Limitation on liability of council member**

- 25 (1) A council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.
- (2) Bylaw 25 (3) does not affect a council member's liability, as an owner, for a judgment against the strata corporation.

## **Division 4 — Enforcement of Bylaws and Rules**

### **Maximum fine**

- 26 The strata corporation may fine an owner or tenant a maximum of
  - (a) \$200 for each contravention of a bylaw,
  - (b) \$50 for each contravention of a rule,
  - (c) *\$500 for each contravention of bylaw 37 (1) (a) (b) (c), and*
  - (d) In the case of a bylaw that prohibits or limits use of all or part of a residential strata lot for remuneration as vacation, travel or temporary accommodations, \$1,000 per day for each contravention of the bylaw (enhanced as of November 2018 – see *Strata Property Regulation 7.1*).

### **Continuing contravention**

- 27 If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.

## **Division 5 — Annual and Special General Meetings**

### **Person to chair meeting**

- 28** (1) Annual and special general meetings may be chaired by the president of the council.
- (2) If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council or may appoint a chairperson(s) so agreed by the majority of owners present.

### **Quorum for meeting**

- 29** (1) If at the time appointed for an annual or special general meeting, a quorum is not present, the meeting stands adjourned for 15 minutes and if after the adjournment a quorum is not present, the eligible voters, present in person or by proxy, shall constitute a quorum.

### **Participation by other than eligible voters**

- 30** (1) Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.
- (2) Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.
- (3) Persons who are not eligible to vote, including tenants and occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

### **Voting**

- 31** (1) At an annual or special general meeting, voting cards must be issued to eligible voters.
- (2) At an annual or special general meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.
- (3) If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.
- (4) The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.
- (5) If there is a tie vote at an annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice president may break the tie by casting a second, deciding vote.
- (6) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.

## **Order of business**

**32** The order of business at annual and special general meetings is as follows:

- (a) certify proxies and corporate representatives and issue voting cards;
- (b) determine that there is a quorum;
- (c) elect a person to chair the meeting, if necessary;
- (d) present to the meeting proof of notice of meeting or waiver of notice;
- (e) approve the agenda;
- (f) approve minutes from the last annual or special general meeting;
- (g) deal with unfinished business;
- (h) receive reports of council activities and decisions since the previous annual general meeting, including reports of committees, if the meeting is an annual general meeting;
- (i) ratify any new rules made by the strata corporation under section 125 of the Act;
- (j) report on insurance coverage in accordance with section 154 of the Act, if the meeting is an annual general meeting;
- (k) approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting;
- (l) deal with new business, including any matters about which notice has been given under section 45 of the Act;
- (m) elect a council, if the meeting is an annual general meeting;
- (n) terminate the meeting.

## **Calling a special general meeting**

**33** Calling a SGM by petition requires 20% of owners in the building.

## **Division 6 — Voluntary Dispute Resolution**

### **Voluntary dispute resolution**

- 34** (1) A dispute among owners, tenants, the strata corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if
- (a) all the parties to the dispute consent, and
  - (b) the dispute involves the Act, the regulations, the bylaws or the rules.

- (2) A dispute resolution committee consists of
  - (a) one owner or tenant of the strata corporation nominated by each of the disputing parties and one owner or tenant chosen to chair the committee by the persons nominated by the disputing parties, or
  - (b) any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.
- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

## **Division 7 — Miscellaneous**

### **Signage and sale of strata lot**

- 35** (1) No signage including signs related to real estate sales, elections, billboards, notices or other advertising matter of any kind shall be placed within or on any part of a strata lot, limited common or common area without the written consent of the strata council.
- (a) Open houses by owners either directly or through their real estate agents shall only be conducted between the hours of 2:00 p.m. to 4:00 p.m. on the third Saturday of each month. The concierges must be informed in writing for posting of any open houses with a minimum of forty eight (48) hours' notice giving all pertinent information such as strata lot, time and date.
  - (b) An owner or their real estate agent must escort all their open house visitors to and from their premises and must not leave open house visitors unattended in the building or on common property.
  - (c) Owners will indemnify and save harmless the Strata Corporation from the expense of any maintenance, repair or replacement rendered necessary to the common property, limited common property, common assets or to any strata lot by the act, omission, negligence or carelessness of the owner's open house visitors.

### **Bicycle storage**

- 36** (1) Bicycles must be stored in the bicycle lock-up area, owner's storage locker or on a wall rack in the owner's parking stall (wall rack to be approved by strata council).
- (2) Bicycles are not permitted in the elevators, corridors, lobbies or the stairwells.

### **Rental and lease of strata lot**

- 37** (1) (a) The minimum period of rental/leases is six months. Owners who wish to rent for less than six months must make application to Council for special permission. In this application owners must explain what specific hardship is to be considered and whether the owner requests a hearing. The decision of Council in such matters is final.

- (b) Original owner's rental/lease privileges shall continue under the terms of the disclosure statement provided by the developer.
  - (c) Where an owner leases a strata lot in contravention of bylaws 37 (1) (a) and 37 (1) (b), the owner shall be subject to a fine of \$500.00 and the strata corporation shall take all necessary steps to terminate the lease or tenancy, including, but not limited to, seeking a declaration or Court injunction to enforce the bylaw. Any legal costs incurred by the strata corporation in enforcing the rental restriction bylaws shall be the responsibility of the contravening owner and shall be recoverable from the owner on a solicitor and own client basis by the strata corporation.
- (2) Strata lot owners must notify the property management of tenant occupancy 2 weeks prior to the occupancy giving the tenant name, strata lot number, commencement date, expiry date and contact information.
  - (3) Tenants residing at Callisto must follow the appropriate rules, bylaws and bylaw procedures. Landlords must provide their tenants or lessees with a copy of these rules and bylaws and demand that tenants make themselves familiar with rules, bylaws and procedures. All tenants must be informed by landlords that repeated violations of significant bylaws or rules at Callisto may result in eviction by the landlord (section 137 Strata Property Act) or eviction by the strata corporation (section 138). Any fines or assessments accumulated by a tenant are the responsibility of the owner and council will take the appropriate action to collect any fines or assessments from the owner.

### **Division 8 – Privacy Policy**

- 38** (1) The strata corporation may collect, from time to time, certain personal information of owners, tenants, and occupants including but not limited to:
  - (a) The name, home address, and home telephone and/or cell phone numbers of owners, tenants and occupants,
  - (b) E-mail addresses,
  - (c) Banking information, in the case of owners, for payment of strata fees,
  - (d) Video images and voice recordings obtained during the use and operation of the video surveillance system (VDS) installed or to be installed in the building by the strata corporation in the following locations, with signage noting operation and monitoring and operational 24 hours a day, 7 days a week;
    - (i) Exterior entrance/exit locations for pedestrian and vehicle traffic
    - (ii) Interior entrance/exist locations in common areas
    - (iii) Common activity areas such as gym, spa, and games room

- (iv) As needed in other interior/exterior common property or limited common property areas to address security, physical safety, illegal actions, or bylaw infractions.
  - (v) Information and data recorded and collected during the use and operation of the access control system (e.g., key fobs) installed in the building that monitors access to and from the common areas of the building 24 hours a day, 7 days a week.
- (2) Personal information recorded and collected will not be disclosed to any person, other than: the building manager; the strata corporation's strata agent; elected members of the strata council during the course of exercising the powers and performing the duties of the strata corporation the strata corporation's legal counsel; or law enforcement personnel, except:
  - (a) When required or authorized by law to do so
  - (b) When disclosure is consented to in writing by an owner, tenant, or occupant
  - (c) To update banking or financial records
  - (d) When required to collect outstanding strata fees
  - (e) During the course of a criminal investigation involving vandalism to or theft of common property or common assets of the strata corporation, vandalism to or theft of personal belongings of owners, tenants, occupants, visitors and invitees, or the physical assault of an owner, tenant, occupant, visitor, or invitee.
- (3) The strata corporation will take all reasonable precautions to ensure that personal information is kept safe from loss, unauthorized access, modification or disclosure.
- (4) This bylaw authorizes the collection of personal information using the video surveillance system and access control system for the following purposes only:
  - (a) To monitor access to and from the common property areas of the building
  - (b) To protect personal property of owners, tenants, occupants, visitors and invitees
  - (c) To protect common property and common assets of the strata corporation
  - (d) To protect the security and physical safety of owners, tenants, occupants, visitors and invitees to the building
  - (e) To enforce bylaw infractions by owners, tenants, occupants, visitors and invitees.
- (5) Personal information collected from the use and cooperation of the video surveillance system and access control system is retained by way of electronic data storage for up to 7 days on the strata corporation's computer data storage system, at which time the personal information recorded is permanently deleted

from the system's computer hard drives. If an incident is reported within the 7 days period and a request is made to view the recording of a specific individual's personal information, relevant portions of the stored data can be copied to an exterior storage device for future review.

### **Division 9 – Moves**

#### **Move-ins and move-outs**

- 39** (1) A one-time move-in/out fee of \$750 (unfurnished), \$250 (furnished) will be charged to each strata lot upon move in and/or out of any new occupant (owner or tenant). The one time move-in/out fee covers the cost of wear and tear and administrative costs.
- (2) Owners are responsible for any move-ins, move-outs and furniture moves by any tenant or occupant of such owner's strata lot and are responsible for any damage to common property caused by such tenant or occupant. A refundable damage deposit of \$500.00 must be paid to the strata corporation at the time of booking a move with the concierge.
- (3) An inspection of the common property by the concierge, accompanied by the owner of the strata lot affected by a move, will be conducted prior to each move-in and each move-out, and the concierge will record any existing or post-move damage. The damage deposit of \$500.00 will be applied to costs incurred to the common property during moves. Additional costs may be applied to the owner's account for common property damages incurred over \$500.00. Owners will be notified.
- (4) All move-ins, move-outs and furniture moves, must be coordinated with the concierge at least 7 days in advance of the move.
- (5) Owners must contact the City of Vancouver to obtain a permit to block a fire lane or park on the street. No parking is permitted in the roundabout.
- (6) Moves are permitted between 8:00 am and 8:00 pm only, seven days a week.
- (7) Moves into the tower portion must only take place through the service corridor. The residents must only use the elevator designated for move ins/move outs.
- (8) Particular attention must be given to avoid activating the smoke or fire detectors.
- (9) No furniture is to be moved via any balcony without prior approval from the strata corporation, which may be coordinated through the concierge.
- (10) *[deleted at May 22, 2025 AGM]*

### **Division 10 – Parking and Parkade**

#### **Parking and parkade**

- 40** (1) Parking stall use is restricted to a currently insured motor vehicle, motorcycle or bicycles installed on wall racks. Storage of any kind is not permitted including tires

and car parts. Owners in violation will receive notice to clean their stalls within 7 days.

- (2) No boats, trailers, motor homes or equipment of any kind shall be parked in parking stalls of common property. Owners may apply to council for an exception and put forth their rationale. Council decisions on such matters will be final.
- (3) A resident must not store unlicensed or uninsured vehicles on the common property, limited common property or on land that is a common asset.
- (4) Owners are responsible for keeping their parking stalls clean.
- (5) A resident must not park or store any vehicle that drips oil or gasoline. A resident must remove any dripped oil, gasoline or other automotive residue.
- (6) Cardboard or oil absorbing materials are not allowed to be used in any of the parking spaces except for their immediate use in cleaning up the parking space. Drip pans are prohibited. Owners of any cars found to leak oil may be fined as per the strata's rules and bylaws, billed the clean-up costs and can be requested not to park on common property. Any residents who after they receive a 14-day notice, continue to park their car, may result in the car being towed at the owner's expense.
- (7) A resident storing a vehicle must provide proof of insurance with third party liability to the strata corporation on the commencement date of the storage.
- (8) A resident must park only in the parking stall assigned to the resident.
- (9) A resident or visitor must not permit a vehicle to be parked or left unattended in a manner that interferes with parking stalls, access lanes or no parking zones.
- (10) A resident or visitor must not use any parking area as a work area for carpentry, renovations, repairs (including, but not exhaustively, sawing, drilling and the use of any adhesive or hardening compounds) or work on vehicles involving any automotive fluids or paints, motor tune ups or mechanical repairs.
- (11) A resident or visitor operating a vehicle in the parking areas must activate the vehicle's headlights and not exceed 10 km/hour.
- (12) A resident must wash a vehicle in the location designated for vehicle washing only. Once washing is completed, the resident must hose down and remove all dirt, refuse and excess water from the washing area.
- (13) *[Repealed at July 4, 2024 AGM]*
- (14) Owners may use strata corporation battery booster at their own risk for vehicles that have lost their charge.
- (15) No parking is permitted in the driveways or in front of the main entrance. Residents must check with the concierge for any exemption.

## Visitor parking

- 41**
- (1) All vehicle owners using visitor parking must fill out the visitor parking forms required which can be found in the parkade.
  - (2) Visitor parking is not to be used by relatives or friends as a regular downtown parking space (example: for someone who works downtown).
  - (3) Visitor parking, including electric vehicle charging for more than 12 hours and/or more than 3 consecutive days is prohibited, as well as use of visitor parking by any vehicle for more than 7 days in one month. If continuous visitor parking is required, approval must be obtained from concierge/head concierge and approved by the property manager or building manager.
  - (4) A resident's personal vehicle(s) must not be parked in the visitor stalls unless it is an electric car being charged in the two visitor parking stalls with electric car chargers. Vehicle must be removed once charged. Visitors, and only visitors, are to park in visitors parking. Any owners parking in visitors parking for some extraordinary reason must have received special permission from the head concierge or building manager.
  - (5) Any vehicles parked in violation of these bylaws will be subject to removal by a towing company authorized by council, property manager or building manager. All costs associated with such removal will be charged to the owner of the strata lot.

## EV Charging

- 42**
- (1) The following guidelines must be adhered to for the use of electric car charging stations in visitors parking and in owners private parking stall:
    - (a) The EV charging station is to be used by the residents of Strata Plan BCS 1073 (owners and tenants who have submitted the required Form K);
    - (b) Callisto EV Charger Users must complete a Unico Power Agreement and arrange direct payment plan to Unico.
    - (c) Residents using the group EV stations in visitors parking must remove their EV Once the vehicle is charged to allow other residents to use the space.
  - (2) The following strict guidelines must be adhered to when using electrical outlets in the parkade for a gasoline vehicle 12V battery trickle charger. ("Trickle Chargers"):
    - (a) All Trickle Chargers must automatically switch to a maintenance mode when a charge is complete;
    - (b) All Trickle Chargers must be warranted as free of creating a fire hazard;
    - (c) All Trickle Chargers must have a CSA or ULC safety certification;
    - (d) ny requirement for an extension cord must have a heavy-duty rating of 12/2 or 10/2.

- (e) Any permitted use of extension cords may not be unsightly or wrapped along or around piping or run through one parking stall to another parking stall.
- (3) An owner, tenant, occupant or visitor must not use a regular (110V or 120V) common property electrical outlet to charge a vehicle, including an EV.

#### Charging Equipment Installed by Owners

- (4) An owner must apply for prior written approval of the strata corporation to:
- (a) install any EV charger or related equipment (collectively, "Charging Equipment") to service the owner's designated parking stall,
  - (b) connect Charging Equipment to the existing EV infrastructure (the "EV Infrastructure"); or
  - (c) make any related alteration to the common property or common assets of the strata corporation.
- (5) An owner may only connect or install the type of Charging Equipment that the strata corporation reasonably determines is compatible with:
- (a) the EV Infrastructure;
  - (b) any system the strata corporation or Service Provider uses, or plans to use, to manage electricity used by EV Infrastructure; and
  - (c) the capacity of, and current and anticipated demands on, the strata corporation's electrical system.
- (6) The strata council may require the following as conditions of its approval under subsection (4):
- (a) a complete description of the proposed Charging Equipment and related alterations, including specifications, the method of installation, the intended location of the installation, the cost of the installation and the time needed to complete the installation;
  - (b) the Charging Equipment and related alterations be only installed by the Service Provider, or an alternative installer approved by the strata corporation in writing;
  - (c) the Charging Equipment and related alterations be installed by a licensed and insured professional installer with WorkSafe BC coverage, and the owner must provide the strata council a copy of the installer's name, contact information and proof of licence, insurance and WorkSafe BC coverage at the time of the application;
  - (d) any electrical work necessary to install the Charging Equipment and related alterations be performed by a licensed and insured electrician with WorkSafeBC coverage, and the owner must obtain an electrical permit

where required, and provide a copy of the permit to the strata council along with the electrician's name, contact information and proof of licence, insurance and WorkSafe BC coverage;

- (e) the owner of the strata lot must enter into an alteration and indemnity agreement with the strata corporation taking responsibility for any expense related to the Charging Equipment and related alterations;
  - (f) the Charging Equipment must be removable with minimal damage to the common property;
  - (g) any other restriction or requirement that the strata council may impose, at its sole discretion, as a condition of its approval.
- (7) Following the installation of Charging Equipment or connection of Charging Equipment to the EV Infrastructure by an owner the Charging Equipment remains the property of the owner and does not form part of the common property or common assets of the strata corporation, and the owner:
- (a) will include the Charging Equipment in any sale of their strata lot; or
  - (b) may remove the Charging Equipment at any time provided that the owner will notify the Strata Corporation in writing and promptly restore any damage to the common property upon such removal of the Charging Equipment.
- (8) An owner, tenant or occupant who alters common property or a strata lot without adhering strictly to this bylaw, must restore, at the owner's sole expense, the common property or a strata lot to its condition prior to the alteration. If the owner, tenant or occupant refuses or neglects to restore the alteration to its original condition, the strata corporation may conduct the restoration, at the expense of the owner. The cost of such restoration shall be added to and become part of the strata fees of that owner for the month next following the date on which the cost was incurred and will become due and payable on the due date of payment of monthly strata fees.

### **Council Email Decision**

- 43** (1) At the option of the council, council meetings may be held by electronic means, provided that:
- (i) except in cases where section 32 of the Act applies, all council members are included in the electronic communication discussing the decision;
  - (ii) except in emergency situations where immediate action is necessary to ensure safety or prevent significant loss or damage, or in cases where all responses are received in a shorter period, council members must have not less than 48 hours to respond to a request for a decision; and
  - (iii) any decision is approved by a majority of council members.
- (b) If the strata council makes a decision in accordance with bylaw 43(1),

- (a) any decision made by electronic means must be recorded in the minutes of the next council meeting; and
- (b) the strata corporation must keep a record of the electronic communication exchanged between council members with respect to the decision, and such electronic records will be considered a record of the strata corporation for the purposes of sections 35 and 36 of the Act.
- (c) Despite subsection (2), if the council makes a decision by electronic means in accordance with subsection (1), the council is entitled to immediately act upon the decision made and does not wait for the decision to be recorded in the minutes for the next council meeting.

### **Water Sensor**

- 44**
- (1) Notwithstanding Bylaw 2, the strata corporation will install a leak detector system in each and every strata lot (the “Water Sensor”) for the purpose of detecting water leaks, and minimizing related damage.
  - (2) Notwithstanding Bylaw 12(1)(d), the strata corporation will repair and maintain the Water Sensor.
  - (3) An owner, tenant, or occupant will allow a person authorized by the strata corporation to enter the strata lot at a reasonable time, on 48 hours’ written notice for the purpose of:
    - (a) installing the Water Sensor; and
    - (b) inspecting, repairing, and maintaining the Water Sensor.
  - (4) The notice referred to in Bylaw 44(3) must include the date and approximate time of entry, and the reason for entry.
  - (5) The strata corporation makes no representations or guarantees that a Water Sensor will be fully operational at any time. The strata corporation is not responsible to an owner, tenant, occupant, or guest for any cost, loss or damage whatsoever related to a failure of a Water Sensor to operate for any reason, including but not limited to a failure resulting from negligence or lack of maintenance or repair.
  - (6) No owner, tenant, or occupant shall do anything to damage or interfere with a Water Sensor.

– END –

## Amendments:

- Bylaws repealed & replaced – April 29, 2015 AGM
- Bylaw #9(7) amended – April 29, 2015 AGM
- Bylaw #9(7)(b) amended – April 29, 2015 AGM
- Bylaw #9(7)(c) amended – April 29, 2015 AGM
- Bylaw #9(12) amended – April 29, 2015 AGM
- Bylaw #37(1)(c) amended – April 29, 2015 AGM
- Bylaw #10(4) amended – April 24, 2017 AGM
- Bylaw #37(1)(b) deleted – April 23, 2019 AGM
- Bylaw #3(2) added – April 23, 2019 AGM
- Bylaw #26(1)(c) amended – April 23, 2019 AGM
- Bylaw #3(14) amended – April 23, 2019 AGM
- Bylaw #3(15) added – April 23, 2019 AGM
- Bylaw #39(1) amended – April 23, 2019 AGM
- Bylaw #2(1) amended – May 27, 2020 AGM
- Bylaws #10(3) to #10(6) repealed & replaced with bylaws #10(3)(1) to (8) – June 11, 2021 AGM
- Bylaw #1(10) repealed & replaced – June 11, 2021 AGM
- Bylaw #40(16) repealed – June 11, 2021 AGM
- Bylaw #42 (1) added – June 11, 2021 AGM
- Bylaw #6 (1) (m) added & bylaw #6 (5) (c) amended – July 4, 2024 AGM
- Bylaw #39 (10) added – July 4, 2024 AGM
- Bylaw #40 (13) deleted – July 4, 2024 AGM
- Bylaw #42 (1) (b) amended – July 4, 2024 AGM
- Bylaws #42 (2) to (8) added – July 4, 2024 AGM
- Bylaw #43 added – July 4, 2024 AGM
- Bylaw #6(6) added – May 22, 2025 AGM
- Bylaw #7(13) added – May 22, 2025 AGM
- Bylaw #39(1) & (10) deleted – May 22, 2025 AGM
- Bylaw #39 (1) added – May 22, 2025 AGM
- Bylaw #42(1)(b) amended – May 22, 2025 AGM
- Bylaw #4.2(d) amended – October 21, 2025 SGM
- Bylaw #4.6 amended – October 21, 2025 SGM
- Bylaw #44 added – October 21, 2025 SGM

([https://wynfordgroup.sharepoint.com/sites/Properties/BCS/BCS\\_1073/Bylaws & Rules/2025-10-21.Bylaws.bcs1073.docx](https://wynfordgroup.sharepoint.com/sites/Properties/BCS/BCS_1073/Bylaws & Rules/2025-10-21.Bylaws.bcs1073.docx))

# **STRATA PLAN BCS-1073 CALLISTO**

## **RULES**

(Last Updated: June 26, 2025 Council Meeting)

# **RULES**

## **STRATA PLAN BCS-1073 CALLISTO**

### **TABLE OF CONTENTS**

---

<b>SECURITY .....</b>	<b>2</b>
<b>GARBAGE AND RECYCLING .....</b>	<b>2</b>
<b>COMMON AREAS.....</b>	<b>2</b>
<b>WINDOW CLEANING.....</b>	<b>4</b>
<b>REAL ESTATE SALES .....</b>	<b>4</b>
<b>FIRE AND OTHER HAZARDS .....</b>	<b>4</b>
<b>OTHER .....</b>	<b>5</b>

# CALLISTO STRATA PLAN BCS-1073

## RULES

### SECURITY

#### A. Entry into the Building and Suites

- (a) Admission to individual suites is the sole responsibility of the individual owner(s).
- (b) For security reasons, an owner, tenant, or occupant must not admit another person(s) into the building when they enter and must ask the other person(s) to use their own key fob or the intercom to contact their host .
- (c) An owner, tenant, or occupant must not admit any strangers into any area that requires a key fob.
- (d) Blocking a door for re-entry is prohibited. Please ensure the exterior door is closed after entering or exiting. Suspicious persons should be reported to the police 604-717-3321, 911 and the concierge. Do not confront strangers in the building.
- (e) Due to possible disruptions to the air ventilation system, all doors adjacent to corridors are prohibited from being kept open except for entry and exit.

### GARBAGE AND RECYCLING

- #### B.
- (a) No garbage of any kind is to be left in lobbies, corridors, stairways, refuse rooms in the tower, elevators, parking floors or any other common area.
  - (b) Dispose of garbage IN the garbage bins in the garbage room. Do not leave any item beside the bins. Please ensure that the garbage is wrapped and tied securely and does not spill in corridors or elevators on its way to the garbage room. Owners must clean up any spills immediately.
  - (c) No furniture, mattress, large furnishings or appliances are to be left by the dumpsters. Owners are personally responsible disposing of these articles.
  - (d) It is the owners' responsibility to separate recycling materials, including breaking down boxes and flattening plastic containers and cans
  - (e) Ensure refuse rooms and garbage chute doors are closed properly after use.
  - (f) Garbage room is to be left clean and tidy.

### COMMON AREAS

#### C. Fitness Facility and Spa Area

The gym, hot tub and steam room are part of the common facilities and are subject to the following rules

- 1. (a) Hours of operation are 5:30 am to 11:00 pm, 7 days a week.
- (b) Bathing suits only for the pool, hot tub and steam room; shorts, t-shirts and other such attire will cause the pool filters to become clogged.

- (c) Proper dry attire and footwear must be worn between the strata lots and spa and/or fitness facilities. Do not enter the elevators with wet feet or wet bathing suits.
- (d) Any person entering the hot tub and/or steam room shall shower immediately prior to entering.
- (e) No contaminants whatsoever including soaps, hair dyes, body oils, detergents or bodily excrements shall be deposited in the whirlpool or sauna.
- (f) Children who have not been potty trained and children wearing diapers are prohibited in the spa facilities.
- (g) Children under the age of fourteen (14) years must be accompanied by an adult at all times.
- (h) Toys, food and beverages are prohibited in the hot tub and steam room.
- (i) Horseplay, running, playing of music and loud speech, which may be objectionable to other people enjoying the facility is prohibited.
- (j) No-smoking and no pets.
- (k) Owners and their guests must adhere to all posted rules of use for recreation facilities that may be adopted from time to time by the strata council.
- (l) In the event of non-compliance with these rules/regulations, the concierge or any agent(s) of the strata corporation is/are authorized to take any reasonable action to have the offending party, or parties, vacate this area immediately.

#### **D. Storage Rooms**

- 1. (a) Owners/residents must supply their own lock for their assigned lockers.
- (b) No articles are to be left outside of or protruding through lockers or in the locker passageway.
- (c) No additional lockers are to be used other than the one assigned to the individual unit.
- (d) No hazardous, toxic or flammable chemical material shall be kept in the storage lockers.
- (e) Unauthorized usage, items will be removed at the owner's expense and the strata corporation will not be responsible for items.

#### **E. Bicycle Room**

- 1. (a) Bicycles must be stored in the bicycle lock-up area.
- (b) Bicycles are not permitted in the elevators, corridors, lobbies or the stairwells.

#### **F. Use of Lounge**

- 1. (a) Individual residents may use the Callisto lounge as a sitting room, informally at any time (at no charge or fee) when it has not been booked. Informal use as a sitting room shall be in accordance with the Callisto rules, bylaws and bylaw guidelines. The lounge may also be booked for private functions involving residents' families and friends, on a first come, first serve basis. The lounge may not be booked for business/commercial meetings or functions.
- (b) The residents lounge will be available for use by owners, tenants, occupants and their visitors on an exclusive basis between the hours of 8:00 a.m. and 11:30 p.m. The maximum number of occupants of the lounge at a private function is 75. The host must be present at all times during

the event and is responsible for the conduct of his/her guests. The host will identify himself/herself upon request. These premises must be vacated upon request by the concierge staff or agent acting on behalf of the strata corporation.

- (c) A \$500 deposit must be paid at the time of booking. The host must clean and return the premises to its original condition by noon the following day. Any necessary cleaning over and above the regular scheduled cleaning of the area by Callisto housekeeping staff will be deducted from said deposit at the rate of \$45 per hour. Any necessary professional cleaning of the carpet and/or upholstery will also be deducted from said deposit. The concierge staff will determine if a full or partial refund is due.
- (d) Any theft or damage will be assessed to the renter of this room and subtracted from the damage deposit. It is the responsibility of the person who books the lounge to ensure that any chairs or material brought into the lounge have padded feet. No decorations are to be attached to walls or fixtures. The host must ensure the patio doors are locked before leaving the facility. An owner, tenant or occupant or visitor must execute a rental agreement in the form attached as Appendix "B" before using the lounge (copies of which are available from the building manager/concierge/resident's assistant) and all bookings must be confirmed by the building manager.

## **WINDOW CLEANING**

### **G. Window Cleaning**

- 1. Owners are responsible for cleaning accessible windows. The strata corporation is responsible for cleaning all inaccessible and common area windows. It is budgeted for twice a year presently but may be increased, if required.

## **REAL ESTATE SALES**

### **H. Real Estate Sales**

- 1. While open houses are allowed, they are subject to the following:
  - (a) That the concierge(s) be informed, in writing for posting, of any open houses with a minimum of forty-eight hours' notice, giving all pertinent information such as strata lot, time and date.

## **FIRE AND OTHER HAZARDS**

### **I. Fire**

- 1.
  - (a) During a fire (or fire alarm), do not use the elevators. Residents are advised to read and to follow fire procedures posted on each floor by the elevators. During a fire (or fire alarm) vacate from the building and go directly to the designated gathering area. Do not enter the building until the fire department determines it is safe to do so.
  - (b) Only certified electric or propane barbecues are permitted on units plumbed with natural gas and must only be used on balconies or patios.
  - (c) Due to fire regulations, doormats or other personal objects are prohibited in corridors and interior common areas.

**J. Other Hazards**

1. (a) No restrictions or hindrances shall be caused to sidewalks, driveways, entrances, exits or other parts of the common property.
- (b) Cycling, skating and skateboarding on common property is prohibited, except for directly exiting and entering through the parkade.

**OTHER**

**K. Deliveries**

1. Individual owners are solely responsible for making arrangements to receive personal deliveries. The concierge may take receipt of deliveries or allow delivery personnel into the building.

- Rule 1.F(c) amended at September 12, 2024 Council Meeting – approved at May 22, 2025 AGM

# Appendix "A"

**Strata Plan BCS-1073 – The Callisto**  
**1281 West Cordova Street, Vancouver, B.C. V6C 3R5**

## Trades Renovation Undertaking

Suite #: \_\_\_\_\_

Date: \_\_\_\_\_

Name of Tradesman: \_\_\_\_\_  
(please print)

Phone #: \_\_\_\_\_

Company Name: \_\_\_\_\_  
(please print)

E-Mail: \_\_\_\_\_

Brief Description of Project and Scope of Work:

Number of walls to be altered: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Please initial the following so that you may be authorized access to The Callisto common property to carry out your work. ("No Form – No Fob")

\_\_\_\_\_ My working plans/sketches are filed with the Concierge and The Callisto Strata Corporation.

\_\_\_\_\_ I am aware that this is a **post tensioned cable building** with structural cable embedded in the cement slab. No drilling or "Hilte-nailing" into the slab may be done whatsoever without extensive study. X-rays are required for work within one foot of electrical, plumbing or post tensioned cables. X-rays are required for any coring of the slab. Damage to post tensioned cables could result in building failure and loss of life! I understand that cutting the cement slab by any means is strictly prohibited without authorization. **Note: pin bolts must not exceed 5/8"**.

\_\_\_\_\_ I have studied the structural drawings and the mechanical electrical drawings so that I do not alter in any way the structural, common drainage, the common plumbing, the common electrical components or the fire sprinkler system.

\_\_\_\_\_ I understand that I will be held personally and/or corporately responsible for any damage to common property including structural components of the building, elevators, hallways, etc., that is caused by my company or me.

\_\_\_\_\_ I will park only in areas designated by the Building Manager or Concierge for The Callisto.

\_\_\_\_\_ I will make arrangements with the Concierge for The Callisto to assemble tools and materials and dispose of contained demolition materials.

\_\_\_\_\_ All necessary permits have been obtained and/or an architect or designer (or in the case of very minor renovations, the Strata Corporation representative) has "approved" this renovation.

\_\_\_\_\_ I confirm that everything being built in the above referenced suite conforms to local, national and provincial codes.

\_\_\_\_\_ I confirm that a minimum of \$2,000,000 liability insurance coverage is provided and that I assume all responsibility for the work done in the above referenced suite. I understand that council may request for more insurance coverage depending on the extent of the renovation.

\_\_\_\_\_  
Signature of Strata Manager

\_\_\_\_\_  
Signature of Contractor

\_\_\_\_\_  
Signature on Behalf of the Strata Corporation

**Contractor's Understanding of The Callisto Building Requirements:**

"I will conduct all work in a professional manner in accordance with all local codes and The Callisto standards and bylaws".

Transporting of supplies/materials is restricted to one elevator, designated by the concierge. Contractors and owners are warned that if materials are not transported in the designated elevator, a \$200 Bylaw violation fine will be assessed to the owners' account.

Contractors must provide Building Manager with a timeframe of renovations and inquire on the elevator to be used.

Designated elevator is not to be locked off for a period of time for contractor use without prior approval the concierge. Elevators must not be locked off for more than 15 minutes at a time.

\_\_\_\_\_  
Contractor Signature

\_\_\_\_\_  
Date

**Owners Assumption of Responsibility:**

"I will assume responsibility for this renovation and will advise a new owner, should I sell, of the nature of the renovation and will advise them of the responsibility involved".

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

By approving this request for renovation, the strata corporation assumes none of the owners' and or contractors' responsibility or liability for this renovation.

**ADDENDUM**

**Owners Assumption of Responsibility:**

"I will assume responsibility for this renovation and will advise a new owner, should I sell, of the nature of the renovation and will advise them of the responsibility involved".

I agree to provide a \$500 refundable renovation deposit to be refunded at the completion of the renovations if no damages to common property have been determined by the concierge. The strata council shall have the right at its sole discretion to assess and hold an owner responsible for all cost incurred repairing damage to the building during the renovations. The owner will be responsible for damages which exceed \$500.

\$500 refundable damage deposit received \_\_\_\_\_ (date)

\$500 refundable damage deposit not returned due to damages.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

By approving this request for renovation, the strata corporation assumes none of the owners' and or contractors' responsibility or liability for this renovation.



## RESIDENT LOUNGE TERMS AND CONDITIONS

Individual residents may use the Callisto lounge as a sitting room, informally at any time (at no charge or fee) when it has not been booked. Informal use as a sitting room shall be in accordance with the Callisto rules, bylaws and bylaw guidelines. The lounge may also be booked for private functions involving residents' families and friends, on a first come, first serve basis. The lounge may not be booked for business/commercial meetings or functions.

The resident lounge will be available for use by residents and their visitors on an exclusive basis between the hours of 8:00 a.m. and 11:30 p.m. The maximum number of occupants of the lounge at a private function is 75.

The host must be present at all times during the event and is responsible for the conduct of his/her guests. The host will identify himself/herself upon request. These premises must be vacated upon request by the concierge staff or agent acting on behalf of the strata corporation.

All reservations are to be made and confirmed through the building manager/concierge who will have the appropriate Resident Lounge Rental Agreement form on hand to complete. A damage deposit must be paid at the time of booking in accordance with the terms of the Resident Lounge Rental Agreement.

The lounge, including the kitchen/meeting room area, the theatre room and adjacent lobbies are designated non-smoking. The lounge, kitchen/meeting room and theatre room are non-pet areas. Guide dogs and assistance dogs are exempt from this rule.

It is the responsibility of the person who books the lounge to ensure that any chairs or material brought into the lounge have padded feet.

No decorations are to be attached to the walls, doors, ceiling or fixtures. The host must ensure the patio doors are locked before leaving the facility.

Alcohol may be served and consumed only during private functions. If alcohol is to be served and consumed during the private function, the host must sign an Assumption of Responsibility and Indemnity Agreement in favour of the Strata Corporation at the time of booking and signing the Lounge Rental Agreement.

Prior to the commencement of the event, an inspection of the premises must be completed by the host and the building manager/concierge. Also, an inspection of the premises must be completed by the host and the building manager/concierge after the event to ascertain any damage, cleaning requirements, etc. and subsequent refund of the damage deposit or portion thereof.

**STRATA PLAN BCS-1073 – CALLISTO  
1281 W. CORDOVA STREET  
VANCOUVER, BC V6C 3R5**

**THEATRE ROOM AND KITCHEN/MEETING ROOM RENTAL AGREEMENT**

Complete this form and give to the concierge

NAME OF OWNER: \_\_\_\_\_ SUITE # \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_ LOUNGE / KITCHEN-MEETING ROOM?

DATE OF EVENT: \_\_\_\_\_ START TIME: \_\_\_\_\_ END TIME: \_\_\_\_\_

CHEQUE FOR \$20 SHOULD BE MADE OUT TO STRATA PLAN BCS 1073 AT THE TIME OF BOOKING THAT WILL BE REFUNDED WHEN THE ROOM IS RETURNED IN GOOD CONDITION. NO SHOWS WILL FORFEIT THE \$20 FEE.

I, the undersigned, hereby agree to the attached Terms and Conditions and as follows:

I agree to accept responsibility for any damage incurred to the theatre room or kitchen/ meeting room furniture or equipment or any theft from the facility during my rental period. Any repairs will be completed by the strata corporation and will be billed accordingly. If there is no damage to the facility, from my booked event, I understand that I receive my \$20 deposit back.

Date: \_\_\_\_\_

Owner/Tenant Signature: \_\_\_\_\_

Concierge/Witness Signature: \_\_\_\_\_

**TERMS AND CONDITIONS**

The theatre room is available for use by owners/tenants and guests.

Prior to commencement of the event, an inspection of the premises must be completed by the host and the Concierge. Also, an inspection of the premises must be completed by the host and the Concierge after the event to ascertain any damage, cleaning requirements, etc.

If any damage occurs during an event, it is the responsibility of the person booking it to assume all costs with lost, stolen or damaged equipment or furniture.

Guests must be accompanied by a resident when using the facility. Reservations are to be arranged with the Concierge desk.

Burnt out light bulbs and normal usage wear and tear are not considered damage.

The person who booked the theatre, must ensure that the room is tidy and locked up when they leave the room. Please inform the Concierge so the alarm can be activated.

# INSPECTION CHECK LIST

ITEMS INSPECTED	NUMBER	CONDITION BEFORE	CONDITION AFTER
CHAIRS			
TABLES			
CARPET			
SCREEN			
WALLS			
REMOTES			
FLOORING			
DOORS			
WASHROOMS			
ELECTRONIC EQUIPMENT			
OTHER			

DESCRIPTION OF DAMAGES AT THE END OF THE EVENT (IF APPLICABLE)

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Signature of host: \_\_\_\_\_

Callisto concierge: \_\_\_\_\_

Deposit cheque returned: YES / NO

## EV CHARGING AND TRICKLE CHARGING

*[ EV Charging & Trickle Charging Rules rescinded – please review Bylaw 42]*

*\* Rules deleted at June 26, 2025 Council Meeting – to be ratified at next AGM*