

B.1

MOTION ON NOTICE

1. Preserving Livable/Usable Space in One and Two Family Houses

MOVER: Acting Mayor Louie

SECONDER: Councillor Jang

WHEREAS

1. The City of Vancouver is committed to addressing climate change by reducing greenhouse gas emissions from building operations, including measures to increase the amount of thermal insulation;
2. The by-law amendments proposed by staff in November 2017, including an exclusion of 2% of floor area for one and two family houses, in response to the Council motion of February 2017, referencing changes in the Building By-law, were not intended to address previous floor area exclusions in the Zoning and Development By-law related to insulation or rain screen construction, or the effect of changes to the Building By-law before 2014;
3. A floor area exclusion for thermal insulation meeting the Building By-law was introduced in 2008 in Vancouver but not in other jurisdictions when typical wall construction in British Columbia increased by approximately two inches or 2% of area, and was rescinded in 2015 when typical construction increased by approximately two inches further to meet new insulation requirements;
4. Since 2008 the typical wall in a one or two family house has increased in depth by approximately four inches or 4% of area to accommodate the increased insulation requirements of the Building By-law;
5. A floor area exclusion for walls designed to control building envelope leaks through rain screen construction was previously available to one and two family houses in the Zoning and Development By-law;
6. The exclusion of floor area from detached houses that meet the minimum requirements of the Building By-law may have unintended impacts such as increasing their built volume which may affect available green space and neighbourhood fit, and increasing their sale price which may make future transitions to increased densities of dwelling units more difficult;
7. The City of Vancouver includes an aging population and is committed to ensuring accessibility for the elderly and those persons with disabilities;

8. The accessibility requirements for one and two family houses in the 2014 Building By-law may affect the usable dimensions of some rooms, particularly on small lots;
9. A number of one and two family house builders have expressed support for meeting accessibility needs but have expressed an interest in exploring solutions that provide flexibility to maintain usable space.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to bring forward recommendations to adjust the Zoning By-law to maintain previously available usable space in small one and two family houses prior to the 2008 adopted Zoning By-law and future contemplated insulation and rain screen requirements during the regulatory review planned for 2018.
- B. THAT Council direct staff to explore opportunities to provide flexibility in meeting accessibility needs in order to maintain the amount of usable space prior to the introduction of the accessibility provisions in the 2014 Building By-law for small one and two family houses as part of the planned regulatory review in 2018;

FURTHER THAT the review be done in consultation with the Persons With Disabilities Advisory Committee, the Seniors' Advisory Committee and other community stakeholders.

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