

**EXPLANATION****A By-law to amend the Parking By-law  
Re: 2405-2445 Cornwall Avenue**

After the public hearing on March 13, 2014, Council resolved to add 2405-2445 Cornwall Avenue to Schedule C of the Parking By-law. The Director of Planning has advised that all prior to conditions have been satisfied, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
March 7, 2017



## EXPLANATION

### **A By-law to amend the Noise By-law Re: 1550 Alberni Street**

After the public hearing on October 20, 2016, Council resolved to amend the Noise By-law regarding this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
March 7, 2017

1550 Alberni Street

ABF

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

**A By-law to amend  
Noise Control By-law No. 6555**

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

1. To Schedule A (Activity Zone) of By-law No. 6555, at the end, Council adds:

“CD-1 (652) By-law No. 11742 1550 Alberni Street”

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

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Mayor

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

**EXPLANATION****A By-law to amend the Parking By-law  
Re: 1550 Alberni Street**

After the public hearing on October 20, 2016, Council resolved to add 1550 Alberni Street to Schedule C of the Parking By-law. The Director of Planning has advised that all prior to conditions have been satisfied, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
March 7, 2017



**EXPLANATION**

**A By-law to amend the Sign By-law  
Re: 1550 Alberni Street**

After the public hearing on October 20, 2016, Council resolved to amend the Sign By-law for this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
March 7, 2017

1550 Alberni Street

BY-LAW NO. ABF

**A By-law to amend Sign By-law No. 6510**

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

1. To amend Schedule E (Comprehensive Development Areas) by adding the following:

“1550 Alberni Street                      CD-1 (652)                      By-law No. 11742                      B (DD)”

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

ENACTED by Council this                      day of                      , 2017

\_\_\_\_\_  
Mayor

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



**EXPLANATION****Electrical By-law amending By-law  
Re: Sustainability**

The attached By-law will implement Council's resolution of February 8, 2017 to amend the Electrical By-law to set out the circumstances in which the energy efficiency requirements in the Building By-law would apply to electrical work during the renovation of an existing building, to take effect on May 1, 2017. As requested by Council, wording has been included in the By-law to clarify that the new provisions only apply to electrical renovations and upgrades and would only be electrical in nature.

Director of Legal Services  
March 7, 2017

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

**A By-law to amend Electrical By-law No. 5563  
regarding energy efficiency**

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

1. This By-law amends the indicated provisions of the Electrical By-law.
2. In Section 7, following Sentence 7.3.5, Council adds the following:

**“7.3.6 Energy Efficiency**

Where a building is constructed, renovated, upgraded, or otherwise altered from the existing condition other than for the purposes of repair, an owner shall comply with the Energy Efficiency provisions in Part 10 of the applicable Building By-law only insofar as those provisions pertain to the installation of new electrical equipment, devices, conductors, and all associated electrical components.”

3. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
4. This bylaw is to come into force and take effect on May 1, 2017.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Mayor

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

**EXPLANATION****Building By-law amending By-law  
Re: Enhanced Energy Efficiency for Large Buildings**

The attached By-law will implement Council's resolution of February 8, 2017 to amend the Building By-law to increase the energy efficiency requirements for new multi-unit residential buildings under seven storeys, including townhomes, and for exceptionally large new single family dwellings, to be effective March 1, 2018.

Director of Legal Services  
March 7, 2017

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

**A By-law to amend the Building By-law No. 10908  
Regarding Sustainability & Energy Efficiency amendments**

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

1. This By-law amends the indicated provisions of Building By-law No. 10908.
2. In Book I, Division A, Part 1, Council amends Article 1.4.1.2. by adding in alphabetical order the following definition:

“*Greenhouse Gas* has the meaning attributed to it in section 559 of the Vancouver Charter”

3. In Book I, Division A, Part 1, Council amends Article 1.4.2.1. by adding in alphabetical order the following abbreviations:

“ERV ..... Energy Recovery Ventilator  
GHG ..... Greenhouse Gas  
HRV ..... Heat Recovery Ventilator”

4. In Book I, Division B, Part 1, Article 1.3.1.2., in Table 1.3.1.2.(1) Council:

- a) strikes out the line:

“

CSA	CAN/CSA-F326-M91	Residential Mechanical Ventilation Systems	9.32.3.1.(1)
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”

and substitutes:

“

CSA	CAN/CSA-F326-M91	Residential Mechanical Ventilation Systems	9.32.3.1.(1), 10.2.3.17.(3)
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”

; and

- b) adds in alphanumeric sequence:

“

CSA	CSA 2.6/ ANSI Z83.8	Gas unit heaters, gas packaged heaters, gas utility heaters and gas-fired duct furnaces	10.2.2.14.
CSA	CSA 4.3/ANSI Z21.10.3	Gas Water Heaters Volume III, Storage Water Heaters, with Input Ratings above 75,000 Btu per hour, Circulating and Instantaneous	10.2.2.12.
CSA	CSA B55.1-15	Test Method for Measuring Efficiency and	10.2.2.11.(3)

		Pressure Loss of Drain Water Heat Recovery Units	
CSA	CSA B55.2-15	Drain water heat recovery units	10.2.2.11.(3)
CSA	CAN/CSA B415.1-10	Performance Testing of Solid-Fuel-Burning Heating Appliances	10.2.2.16.
CSA	CSA C22.2 No. 113M-1984	Fans and Ventilators	10.2.3.17.(3)
CSA	CSA C191-04	Performance of electric storage tank water heaters for domestic hot water service	10.2.2.12.
CSA	CSA P.2-07	Testing Method for Measuring the Annual Fuel Utilization Efficiency of Residential Gas-Fired Furnaces and Boilers	10.2.2.13.
CSA	CSA P.3-04	Testing Method for Measuring Energy Consumption and Determining Efficiencies of Gas-Fired Storage Water Heaters	10.2.2.12.
CSA	CSA P.7-10	Testing Method for Measuring Energy Loss of Gas-Fired Instantaneous Water Heaters	10.2.2.12.

5. In Book I, Division B, Part 10, Council strikes out Section 10.2 and substitutes the following:

## **“SECTION 10.2. ENERGY EFFICIENCY**

### **10.2.1. Energy Design Building Classification**

#### **10.2.1.1. Application**

1) Except as permitted by Sentence (2), a *building* shall be designed and constructed in conformance with this Subsection for the purpose of energy efficiency.

2) A structure that cannot be identified by the characteristics of a *building* in this Subsection shall comply with the requirements of 10.2.1.2., or as deemed *acceptable* to the Chief Building Official.

3) To meet the energy efficiency requirements of Articles 10.2.1.2. to 10.2.1.5., the design requirements of Subsection 10.2.2. shall form an integral part of this Subsection.

#### **10.2.1.2. Residential Buildings Over 6 Storeys in Building Height and Commercial Buildings (with or without Residential Components)**

1) All *buildings* other than those designed in accordance with 10.2.1.3 through 10.2.1.5., shall

- a) be designed in accordance with Article 10.2.2.2. or Article 10.2.2.3.,
- b) Reserved,

- c) Reserved,
- d) Reserved,
- e) be provided with vestibules for all doors in accordance with Article 10.2.2.8.,
- f) be provided with metering equipment in compliance with Article 10.2.2.9.,
- g) be provided with lighting controls in conformance with Article 10.2.2.10.,
- h) be provided with mechanical equipment complying with Articles 10.2.2.11. through 10.2.2.14.,
- i) conform with Article 10.2.2.15. where fire places are provided, and
- j) conform with Article 10.2.2.17. where heat recovery ventilators are provided.

**10.2.1.3. Residential Buildings of 4 to 6 Storeys (other than 1 or 2 Family Dwellings)**

- 1) Except as otherwise required by this Subsection, a *building*, other than a 1 or 2 Family Dwelling, which is 4 to 6 *storeys* in building height and which is classified as Group C *major occupancy* containing no other *major occupancies*, excluding Group F Division 3 (Storage Garage) *occupancy* subsidiary to the Group C *major occupancy*, shall
  - a) be designed in accordance with Article 10.2.2.2. or Article 10.2.2.3.,
  - b) be designed in compliance with the enhanced energy requirements of Article 10.2.2.5.,
  - c) be provided with insulation in conforming with Article 10.2.2.6.,
  - d) be provided with windows and doors conforming with Article 10.2.2.7.,
  - e) be provided with vestibules for all doors in accordance with Article 10.2.2.8.,
  - f) be provided with metering equipment in compliance with Article 10.2.2.9.,
  - g) be provided with lighting controls in conformance with Article 10.2.2.10.,
  - h) be provided with mechanical equipment complying with Articles 10.2.2.11. through 10.2.2.14.,
  - i) conform with Article 10.2.2.15. where domestic gas fireplaces are provided, and
  - j) conform with Article 10.2.2.17. where heat recovery ventilators are provided.
  - k) provide documentation and a rating system audit in accordance with Article 10.2.2.20.

**10.2.1.4. Residential Buildings of 1 to 3 Storeys (other than 1 or 2 Family Dwellings)**

- 1) Except as otherwise required in this Subsection, a *building*, other than a 1 or 2 Family Dwelling, which is less than 4 *storeys* in *building height*, and which is entirely classified as Group C *major occupancy*, excluding Group F Division 3 (Storage Garage) *occupancy* subsidiary to the Group C *major occupancy*, shall
  - a) be provided with thermal insulation in conformance with Article 10.2.2.6.,
  - b) be provided with windows and doors conforming with Article 10.2.2.7.,
  - c) be provided with vestibules for all doors in accordance with Article 10.2.2.8.,

- d) be provided with metering equipment in compliance with Article 10.2.2.9.,
- e) be provided with lighting controls in conformance with Article 10.2.2.10.,
- f) where provided, domestic hot water heating shall comply with Article 10.2.2.11. through 10.2.2.13. as applicable,
- g) comply with Article 10.2.2.14. where domestic gas heated furnaces or make-up air units are provided,
- h) comply with Article 10.2.2.15. where domestic gas fireplaces are provided,
- i) conform with Article 10.2.2.17. where heat recovery ventilators are provided,
- j) be designed with a solar photovoltaic ready pipe run in accordance with Article 10.2.2.19., and
- k) provide documentation and a rating system audit in accordance with Article 10.2.2.20.

#### **10.2.1.5. One and Two Family Dwellings**

- 1) Except as otherwise required in this Subsection, a *one family dwelling* and *two-family dwelling*, with or without *secondary suites* or *lock-off units*, and including *laneway houses*, shall
  - a) be designed with thermal insulation in conformance with Article 10.2.2.6.,
  - b) be designed with windows and doors conforming with Article 10.2.2.7.,
  - c) be provided with metering equipment in compliance with Article 10.2.2.9.,
  - d) be provided with lighting controls in conformance with Article 10.2.2.10.,
  - e) where provided, domestic hot water heating shall comply with Article 10.2.2.11. through 10.2.2.13. as applicable,
  - f) where provided, domestic gas heated furnaces or make-up air units shall comply with Article 10.2.2.14.,
  - g) where provided, domestic fireplaces shall comply with Article 10.2.2.15. and 10.2.2.16. as applicable,
  - h) except for *laneway houses*, conform with Article 10.2.2.17. where heat recovery ventilators are provided,
  - i) be designed with a solar ready pipe run in accordance with Article 10.2.2.18., and
  - j) provide documentation and a rating system audit in accordance with Article 10.2.2.20.

#### **10.2.2. Design Measures for Energy Efficiency**

##### **10.2.2.1. Application**

- 1) This Subsection applies to all *buildings* and parts of the *buildings* that are required to be energy efficient under Subsection 10.2.1.

##### **10.2.2.2. ANSI/ASHRAE/IESNA 90.1**

- 1) A building designed in accordance with this Article shall, be designed and constructed in accordance with ANSI/ASHRAE/IESNA 90.1, “Energy Standard for Buildings, except Low-Rise Residential Buildings”, and with

- a) a climate zone of 5,
- b) ventilation in conformance with ASHRAE 62 (except addendum n),
- c) the 5 per cent in Table 11.3.1.5. Building Envelope, Exception a., being replaced by 2 per cent, if designed in accordance with ASHRAE 90.1, Section 11,
- d) no requirement to comply with the Fenestration Orientation provisions of ASHRAE 90.1, Article 5.5.4.5.,
- e) no requirement to comply with Automatic Receptacle Control, per ASHRAE 90.1, Article 8.4.2., and
- f) lighting control per ASHRAE 90.1 Article 9.4.1.3.(b), except that the maximum period of no activity shall be reduced to 20 min.

#### 10.2.2.3. National Energy Code of Canada for Buildings

1) A *building* designed in accordance with this Article shall be designed and constructed in accordance with the National Energy Code of Canada for Buildings (NECB), except that the provisions of this By-law shall apply where the NECB refers to the National Building Code of Canada (NBCC), and shall be designed with

- a) a climate zone of 4,
- b) ventilation in conformance with ASHRAE 62 (except addendum n),
- c) window-to-wall and skylight-to-roof area ratios of the reference *building* identical to area ratios of the proposed *building*,
- d) a vertical glazing Solar Heat Gain Coefficient which does not exceed an assembly maximum of 0.40,
- e) a Skylight Solar Heat Gain Coefficient without curb, or with curb and glass, which does not exceed an assembly maximum of 0.49, where the ratio of the aggregate skylight area to roof area is less than or equal to 2.0 per cent,
- f) a Skylight Solar Heat Gain Coefficient without curb, or with curb and glass, which does not exceed an assembly maximum of 0.39, where the ratio of the aggregate skylight area to roof area is greater than 2.0 per cent and less than or equal to 5.0 per cent, and
- g) a Skylight Solar Heat Gain Coefficient with curb and plastic which does not exceed an assembly maximum of 0.77, where the ratio of the aggregate skylight area to roof area is less than or equal to 2.0 per cent.

#### 10.2.2.4. Reserved.

#### 10.2.2.5. Building Envelope Opaque Elements and Simulation Performance

1) A *building* required to comply with this Article, shall be designed and constructed in accordance with Table 10.2.2.5. (1), and simulated in accordance with performance values of the proposed building not exceeding an annual site energy use intensity of 110 kWh/m<sup>2</sup>, and an annual *greenhouse gas emissions intensity* of 5.5 kg/m<sup>2</sup>, and an annual *thermal energy demand intensity* of 25 kWh/m<sup>2</sup>”.



<b>Table 10.2.2.5.(1)</b> <b>Minimum Effective Thermal Resistance of Assemblies in <i>Buildings</i> of Group C Major Occupancy Containing No Other <i>Major Occupancies</i></b> Forming part of Sentence 10.2.2.5.(1)	
<b><i>Building Assembly</i></b>	<b>Assembly Minimum RSI Value(m<sup>2</sup> ° K/W),</b>
Full Attic <sup>(1)</sup> & Other	8.5
Cathedral Ceilings and Flat Roofs	5.28
Walls (above & below grade)	3.85
Concrete Slabs at grade or below grade <sup>(2)</sup>	2.1 (nominal)

**Notes to Table 10.2.2.5.(1):**

<sup>(1)</sup> The thermal transmittance rating of attic space insulation may be reduced to value required for frame walls for a distance of 1.0 m from the exterior wall.

<sup>(2)</sup> For buildings more than 1000 m<sup>2</sup> in *building area*, thermal insulation shall be provided for a distance of 1.2 m inboard of the slab perimeter.

2) [Reserved]

3) Notwithstanding the requirements of Sentence (1), the associated components of a *building* required to comply with this Article need not comply with the Thermal Transmittance and Equipment Minimum Energy Efficiency requirements of Sentence (1) where

- a) in a *building* designed in accordance with Article 10.2.2.1., the performance values exceed that required by ANSI/ASHRAE/IESNA 90.1, “Energy Standard for Buildings, except Low-Rise Residential Buildings”, or
- b) in a *building* designed in accordance with Article 10.2.2.2., where performance values are exceeded by National Energy Code of Canada for Buildings (NECB).

**10.2.2.6. Building Envelope Opaque Elements**

1) Except as otherwise required in this Subsection, a *building* required to comply with this Article shall be provided with thermal insulation complying with the values in Table 10.2.2.6., between

- a) heated space and unheated space,
- b) heated space and exterior air,
- c) heated space and exterior *soil*,
- d) heating floor assemblies and heated space,
- e) heating floor assemblies and unheated space,
- f) heating floor assemblies and exterior air, and
- g) heating floor assemblies and exterior *soil*.

<b>Table 10.2.2.6.</b> <b>Minimum Effective Thermal Resistance of Assemblies in Buildings of Group C Major Occupancy Containing No Other <i>Major Occupancies</i></b> Forming part of Sentences 10.2.2.6.(1)	
<b>Building Assembly</b>	<b>Assembly Minimum RSI Value (m<sup>2</sup>°K/W)</b>
Attic Space other than one and two family dwellings <sup>(1)</sup>	8.5
Attic Space for one and two family dwellings <sup>(1)</sup>	8.5
Roof Joist Assemblies for one and two family dwellings (Cathedral Ceilings/Flat Roofs)	4.3
Roof Assemblies other than one and two family dwellings (Cathedral Ceilings / Flat Roofs)	5.28
Frame Walls other than one and two family dwellings (including frame crawl space walls)	3.85
Frame Walls for one and two family dwellings (including frame crawl space walls)	3.85
Concrete or Masonry Walls (other than foundation walls)	3.85
Suspended Floors (framed)	4.2
Suspended Floors (concrete slab)	4.2
Foundation Walls	3.85
Concrete Slabs on Ground at, above, or below grade (insulation under all slab area and around edge of slab))	2.5
Radiant Heating Suspended Floor Assembly Over Heated Area (insulation between heated floor and heated area below) <sup>(2)</sup>	2.5
Concrete Balconies, Eyebrows, and Exposed Slab Edge (wrapped or using manufacturer thermal break in structure)	0.42

**Notes to Table 10.2.2.6.:**

<sup>(1)</sup> The thermal resistance rating of attic space insulation may be reduced to value required for frame walls for a distance of 1.0 m from the exterior wall.

<sup>(2)</sup> Not applicable when heating elements or piping are located within a concrete topping on a suspended floor assembly or within an internally heated suspended slab.

2) Insulation and the installation of insulation in a *building* designed to the requirements of Part 9 shall conform to Subsection 9.25.2. or Part 5.

3) The effective total “R” value of the opaque envelope area, the non-opaque envelope area, and the overall envelope area, calculated by a design professional, shall be submitted as part of an application for a *building permit*.

### 10.2.2.7. Building Envelope Windows, Skylights, Doors and Other Glazed Products

1) Except as otherwise required in this Subsection and as permitted by Sentence (2), exterior windows, skylights, and doors shall have a maximum thermal transmittance (u-value) in conformance with Table 10.2.2.7.(1) and shall be labeled accordingly. (See Appendix A)

Type of Closure	Maximum Thermal Transmittance (W/(m <sup>2</sup> K))
Windows and sliding doors or folding doors with glazing	1.4
Doors with or without glazing <sup>(1)</sup>	1.8
Doors with a required fire resistance rating	Exempt
Roof access hatches	2.9
Tubular daylight devices	2.6
Skylights, roof windows and sloped glazing systems	2.4
Curtainwall and window wall assemblies	1.4

Notes to Table 10.2.2.7.(1):

<sup>(1)</sup> Includes doors swinging on a vertical axis with or without glazing, door transoms, and sidelites.

2) Entry doors consisting of one or two leaves installed in the principle entrance of a building, together with attached transoms and sidelites, need not comply with Table 10.2.2.2.(1), where constructed of thermally broken metal or wood with multiple panes of glass, which may be argon filled, or coated with a low-e coating, and shall be labeled or suitably documented so as to clearly identify their thermal transmittance. (See Appendix A)

3) The thermal transmittance of factory glazed products within the scope of existing certification programs shall be indicated by labels applied to the products at the manufacturing location. The thermal transmittance of site glazed products and products outside the scope of existing certification programs shall be suitably documented. (See Appendix A)

### 10.2.2.8. Building Envelope Vestibules

1) Except as permitted in Sentence (2), in a *building* required to comply with this Article there shall be an enclosed vestibule in all *building* entrances separating a conditioned space from the exterior, designed such that

a) all doors opening into and out of the vestibule shall be equipped with self-closing devices,

- b) the interior and exterior doors of the vestibule shall be separated by no less than 2.1 m when closed,
- c) the exterior envelope of a conditioned vestibule shall comply with the design requirements for a conditioned space, and
- d) the interior and exterior envelope of an unconditioned vestibule shall comply with the design requirements for a semi heated space.

2) An enclosed vestibule is not required for

- a) a *building* entrance with revolving doors,
- b) a door not intended to be used as the *building* entrance,
- c) a door opening directly to the exterior from a *dwelling unit*,
- d) a *building* entrance, in a *building* less than 278.7 m<sup>2</sup> in gross *floor area*, and
- e) a door which is separate from the *building* entrance and opens directly to the exterior from a space that is less than 278.7 m<sup>2</sup> in gross *floor area*.

#### 10.2.2.9. Building Services Submetering

1) Every *building* shall be equipped with metering equipment capable of collecting *building* energy performance data for the *building* and for every portion of the *building* which supports a separate use or *occupancy*.

2) Submetering required by this Article shall include the following

- a) hot water generated by a central hot water generation system
- b) natural gas used for air handling systems in common areas, and
- c) natural gas used for domestic hot water in amenity spaces, pools and spas.

#### 10.2.2.10. Lighting Controls in Residential Buildings

1) Except for a *building* designed in accordance with Article 10.2.2.1. or 10.2.2.2., where a residential *building* or a portion of a multi-use *building* contains more than 20 residential *suites*, the *building* shall be designed with

- a) *occupancy* based lighting sensor controls, located in all *exit* stair shafts and parking garages, compatible with the requirements of Sentence 3.2.7.3.(1) of Division B, and
- b) a switch near the principal entrance of each residential *suite* that controls all overhead lighting fixtures within the *suite*, except overhead lights serving corridors and stairs within the *suite*.

#### 10.2.2.11. Hot Water Tank Piping

1) In a *building* required to comply with this Article, the first 3 m of non-recirculating hot water piping leading from both electrically heated and gas heated hot water tanks, and the last 1 m of piping leading to the hot water tank connection, shall have insulation with a minimum RSI value of 0.35.

2) Notwithstanding Sentence (1), a hot water piping system designed to constantly recirculate shall have insulation with a minimum RSI value of 0.35.

3) In a *building* required to comply with this Article, and except for 1 and 2 Family Dwellings, drain water heat recovery devices conforming to CSA B55.2, "Drain water heat recovery units", shall be installed that

- a) serve the principal shower in each dwelling unit,
- b) are of double walled construction, and
- c) have a steady state efficiency of 42% or greater when tested in accordance with CSA B55.1, "Test Method for Measuring Efficiency and Pressure Loss of Drain Water Heat Recovery Units."

#### 10.2.2.12. Domestic Gas-Heated Hot Water Heaters

1) In a *building* required to comply with this Article , gas-heated appliances providing domestic hot water only shall have an energy factor of not less than 78 per cent, except that existing homes may have an energy factor of not less than 62 per cent, as determined by the following

- a) CSA P.3-04, "Testing Method for Measuring Energy Consumption and Determining Efficiencies of Gas-Fired Storage Water Heaters",
- b) CSA P.7-10, "Testing Method for Measuring Energy Loss of Gas-Fired Instantaneous Water Heaters",
- c) CSA C191-04, "Performance of electric storage tank water heaters for domestic hot water service", or
- d) CSA 4.3/ANSI Z21.10.3, "Gas Water Heaters Volume III, Storage Water Heaters, with Input Ratings above 75,000 Btu per hour, Circulating and Instantaneous".

#### 10.2.2.13. Domestic Gas-Heated Boilers

1) In a *building* required to comply with this Article, domestic gas-heated boilers providing heat, or heat and domestic hot water, shall have an Annual Fuel Utilization Efficiency (AFUE) rating of not less than 92 per cent, as tested using CSA P.2-07, "Testing Method for Measuring the Annual Fuel Utilization Efficiency of Residential Gas-fired Furnaces and Boilers".

#### 10.2.2.14. Domestic Gas-Heated Furnaces or Make Up Air Units

1) In a *building* required to comply with this Article, domestic gas-heated furnaces or make up air units shall have an Annual Fuel Utilization Efficiency (AFUE) rating of not less than 92 per cent, as tested using CSA 2.6/ANSI Z83.8, "Gas unit heaters, gas packaged heaters, gas utility heaters and gas-fired duct furnaces".

#### 10.2.2.15. Domestic Gas-Fired Fireplaces

1) In a *building* required to comply with this Article, domestic gas-fired fireplaces in conditioned spaces shall be equipped with

- a) intermittent pilot ignition (IPI) systems, or
  - b) on-demand ignition systems that automatically shut off within
    - i) 7 days of appliance non-use in a one or two family dwelling building, or
    - ii) 6 hours of appliance non-use in a multifamily dwelling.
- 2) In a *building* required to comply with this Article, domestic gas-fired fireplaces shall be direct vented.

#### 10.2.2.16. Domestic Wood Burning Heating Appliances

- 1) In a *building* required to comply with this Article, and except for cooking stoves and ranges, a wood domestic burning heating appliance installed in a residential *dwelling unit* shall be tested in accordance with CAN/CSA B415.1-10 “Performance Testing of Solid-Fuel-Burning Heating Appliances” or EPA Title 40, Part 60, Subpart AAA - “Standards of Performance for New Residential Wood Heaters”, and shall
- a) produce not more than 2.5 grams per hour of particulate air contaminant emissions for catalytic appliances, or
  - b) produce not more than 4.5 grams per hour of particulate air contaminant emissions for non-catalytic appliances.
- 2) Open masonry fireplaces and factory-built fireplaces are not permitted.

#### 10.2.2.17. Domestic Heat Recovery Ventilators

- 1) In a *building* required to comply with this Article, each dwelling unit shall be served by a heat recovery ventilator located in
- a) each dwelling *unit*, or
  - b) a commonly accessible location if serving multiple *dwelling units*.
- 2) In a *building* required to comply with this Article, components of mechanical ventilation systems not specifically described in this Subsection shall be designed, constructed and installed in accordance with good engineering practice and as described in the ASHRAE Handbooks and Standards, HRAI Digest, TECA Ventilation Guideline, Hydronics Institute Manuals or the SMACNA manuals.
- 3) In a *building* required to comply with this Article, a heat recovery ventilator (HRV) shall
- a) be sized to run at its rated speed for continuous operation while achieving a 65 per cent sensible heat recovery efficiency (65 per cent Minimum SRE at 0°C) and be designed and tested in conformance with CSA 22.2 No. 113M-1984,
  - b) be designed and tested to meet the CSA International Standard CAN/CSA-F326-M91, “Residential Mechanical Ventilation Systems”,

- c) be installed and commissioned by persons trained by the Thermal Environmental Comfort Association (TECA) or the Heating, Refrigeration and Air Conditioning Institute of Canada (HRAI) or equivalent,
- d) supply outdoor air directly to the principal living area, to each bedroom, and to any *floor area* without a bedroom, including similar rooms within *secondary suites* and *lock-off units*, directly or indirectly, through a central recirculation system with a continuously operating fan,
- e) be designed to run continuously to comply with the minimum ventilation rates of Table 9.32.3.3.A of Division B,
- f) not be connected to kitchen and bathroom exhaust fans,
- g) have exterior connected supply-air ducts and exhaust ducts insulated to not less than RSI 0.75 (R 4.25) and shall have an effective vapour barrier,
- h) have balanced HRV supply and exhaust air flows within plus or minus 20 per cent of the actual normal operating exhaust capacity,
- i) be labelled with tested supply and exhaust air flows for high and low settings, measured in CFM, and
- j) be located within *conditioned space* and fully serviceable space in the dwelling unit for access.

4) In a *building* required to comply with this Article, the HRV system contractor or installer shall provide a completed Mechanical Ventilation Checklist to the Chief Building Official.

5) In a *building* required to comply with this Article, a contractor trained in the installation of energy recovery ventilators (ERV) may install an ERV in lieu of a heat recovery ventilator (HRV).

#### 10.2.2.18. Solar Ready Pipe Run

1) In a *building* required to comply with this Article, a solar ready pipe chase, consisting of at least two 50 mm PVC pipes, capped at both ends and having at least a 20° angle measured above the horizontal level, shall extend from a location near the *service water heater*, to the attic space.

#### 10.2.2.19. Solar Photovoltaic Ready Pipe Run

1) In a *building* required to comply with this Article, a solar ready pipe chase, consisting of at least one 25 mm pipe or liquid tight flexible electrical conduit or electrical metallic tubing capped at both ends and having at least a 20° angle measured above the horizontal level, shall extend from a location near the electrical panel, to the attic space.

#### 10.2.2.20. EnerGuide Rating System Audit or Passive House Planning Package File (PHPP)

1) In a *building* required to comply with this Article, at the time of building permit application, the owner shall provide to the Chief Building Official *acceptable* documentation demonstrating that the building to be constructed will comply with EnerGuide, PHPP or other *acceptable* standards.

- a) At the time of final inspection, the owner shall provide the Chief Building Official with an EnerGuide Rating System Audit or PHPP file, *acceptable* to the Chief Building Official, and shall comply with the requirements of Sentence (2),
- b) A ground oriented dwelling unit shall have a maximum of 3.5 air changes per hour at 50 pascals or be sealed according to good engineering practice (see Appendix A), and
- c) A Multifamily building shall have a maximum of 2.03 L/s·m<sup>2</sup> at 75 pascals or be sealed according to good engineering practice (see Appendix A).

2) In a *building* required to comply with this Article, and where a *one family dwelling* or *two family dwelling*, with or without *secondary suites* or *lock-off units*, contains *conditioned space* of more than 325 m<sup>2</sup>, including *suites* that are not strata titled, the owner shall

- a) provide a calculation utilizing the EnerGuide rating system to demonstrate that the proposed home has a greenhouse gas (GHG) footprint that is no more than the greenhouse gas (GHG) footprint of a 325 m<sup>2</sup> home built to the minimum standards in the Building Bylaw, and
- b) meet the requirements of the modeling guidelines for large homes.

6. In Book I, Division B, Part 10, Council strikes out Section 10.4 and substitutes the following:

## **“SECTION 10.4. ELECTRIC VEHICLE CHARGING**

### **10.4.3. Electric Vehicle Charging for Buildings**

#### **10.4.3.1. Electrical Service and Capacity** (See Appendix A)

1) The electrical installations, including the service capacity of the installation, the number and distribution of circuits and receptacles, shall meet the requirements of the “Electrical Safety Regulation.”

2) Except as provided by Sentence (3), each storage garage or carport in one-family dwellings, two-family dwellings, one-family dwellings or two family dwellings with secondary suites or lock-off units, or laneway houses shall be provided with an electrical outlet, a receptacle or electric vehicle supply equipment where applicable, supplied by a branch circuit rated not less than 40 A at the nominal voltage of 208 V or 240 V as applicable and labelled to identify its intended use with the electric vehicle supply equipment.

3) Where the requirements of Sentence (2) would cause the dwelling unit calculated load to exceed 200 A, the installation of a 40 A branch circuit may be omitted provided that a minimum nominal trade size of 21 raceway supplied with pull string leading from the dwelling unit panelboard to an electrical outlet box is installed in the storage garage or carport and is labelled to identify its intended use with the electric vehicle supply equipment.



4) One residential parking stall in each group of five residential parking stalls, and, one residential parking stall in any group of less than five residential parking stalls, in a multi-family building or in the multi-family component of a mixed use building that includes three or more dwelling units shall be provided with an electrical outlet, a receptacle or electric vehicle supply equipment where applicable, for the use of electric vehicle charging.

5) One commercial parking stall in each group of 10 commercial parking stalls, and one commercial parking stall in any group of less than 10 commercial parking stalls, in a commercial building, including the commercial component of a mixed use building shall be provided with an electrical outlet, a receptacle or electric vehicle supply equipment where applicable, for the use of electric vehicle charging.

6) The electrical outlet, receptacle or supply equipment described in Sentences (4) and (5) shall be supplied by a branch circuit rated not less than 40 A at the nominal voltage of 208 V or 240 V as applicable.

#### 10.4.3.2. Electrical Rooms

1) In a multi-family building or the multi-family component of a mixed use building, with three or more dwelling units, an electrical room shall be designed with sufficient space for the future installation of electrical equipment necessary to support electric vehicle charging in all residential parking stalls.

### Section 10.5. Objectives and Functional Statements

#### 10.5.1. Objectives and Functional Statements

##### 10.5.1.1. Attribution to Acceptable Solutions

1) For the purposes of compliance with this {By-law} as required in Clause 1.2.1.1.(1)(b) of Division A of Division A, the objectives and functional statements attributed to the acceptable solutions in this Part shall be the objectives and functional statements listed in Table 10.4.1.1. (See Appendix Note A-1.1.1.2. (1) of Division A in Appendix A)

**Table 10.5.1.1.**

Table 10.4.1.1. is located in Volume {2}, Attribution Tables.
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7. In Book I, Division B, Appendix A, Council repeals Appendix Note A-10.2.1.1.(3).

8. In Book I, Division B, Appendix A, Council strikes out the Appendix Note A-10.2.2.2. and substitutes the following:

#### **“A-10.2.2.7. Windows, Glass Doors and Skylights**

Compliance with the energy performance requirements of the By-law is demonstrated by means of labels affixed to the products at the manufacturing location.

The energy performance labels recognized for By-law compliance are the labels required by the BC Energy Efficiency Act (BCEEA). The BCEEA requires all manufactured windows, sliding glass doors and skylights to bear labels certifying the product U-values determined according to the NFRC 100-2010 or CSA A440.2-09 standards. Each product shall bear two labels: a removable "temporary" label indicating the product U-value, and a non-removable "permanent" marking or label identifying the certification entity and the manufacturer. All windows, sliding glass doors and skylights sold in BC are required to bear such labels.

Valid labels must bear the trademark of a third-party verifier. The following verification agencies are recognized for this purpose, and provide a permanent label:

- Canadian Standards Association (CSA) International, Toronto, ON, [www.csa-international.org](http://www.csa-international.org)
- Intertek Testing Services NA Ltd. (Warnock Hersey), Coquitlam, B.C., 604-520-3321 [www.intertek-etlsemko.com](http://www.intertek-etlsemko.com)
- Quality Auditing Institute Ltd. (QAI), Port Moody, B.C., 604 527-8378, [www.qai.org](http://www.qai.org)
- Agencies accredited by the National Fenestration Rating Council (NFRC), Greenbelt, MD, [www.nfrc.org](http://www.nfrc.org). These agencies include: WDMA, NAMI, Keystone and AAMA.

In the case of products complying with the By-law under the "flexibility provision", Professional engineers, and architects authorized to practice in British Columbia are designated for the purpose of verifying energy performance in the same manner as in BCEEA 4 (1.2) (a) and (b).

The certification programs that verify U-values according to these standards require these labels to be applied at the factory. They do not permit labels to be applied at the jobsite without prior authorization of the certifier.

Fenestration products may have more than one U-value label applied to them. For example, a window with an operable casement beside a fixed lite commonly has two labels: one on the fixed lite, another on the casement. The U-value of the operable component is typically higher. When there is more than one label on a fenestration product, the one with the highest U-value is used to represent the performance of the product.

Permanent markings serve to identify the energy performance verifier, the product manufacturer, and the product line after the temporary labels are removed. They confirm that the product's energy performance has been verified, and allows records about that product line's energy performance to be retrieved by the verifier. Permanent markings may be in the form of an inconspicuous label adhered to the window or sliding door frame, sometimes on the edge of a sash so as to be less visible. They may also be etched into the glass at one of the corners of a pane.

The CEA shall verify that each fenestration product has a permanent marking from the same verifier as shown on the temporary label. A product that does not have such a permanent marking in addition to the temporary label is not verified, and does not comply with the By-law.

Products may comply with the By-law under a "flexibility provision" and demonstrate compliance with an energy performance certification accompanied by supporting documentation. This provision may be used to establish and report the average overall U-value of all the fenestration products in the home. This provision also provides a path by which a designer can provide "suitable documentation" of U-values for products that cannot be labeled because they are outside the scope of existing energy performance certification programs. Such products include site glazed windows, doors, curtainwalls and sloped glazing assemblies, as well as factory glazed curtainwalls and window wall assemblies. Under the flexibility provision, a qualified registered professional may determine the U-value of one or more individual fenestration products or assemblies by means of an *energy performance certification*.

The energy performance certification shall be affixed to a prominent fenestration product at the jobsite in a visible location. The CEA shall remove the energy performance certification and submit it to the City with the [insert name] inspection report.

The energy performance certification should include the following:

1. A cover letter on the professional's letterhead that includes:
  - a. The professional's identity and contact information.
  - b. The physical and legal addresses of the building.
  - c. The area weighted overall average U-value of all the fenestration in the building (where applicable).
  - d. A verification by the professional that the information provided in the energy performance certification and accompanying documentation supports the U-value of the fenestration assembly or assemblies identified in the report.
  - e. The name, address and contact information of the fenestration product supplier(s).
  - f. The name, address and contact information of the glass supplier, if different from the fenestration product supplier.
  - g. The name, address and contact information of any individuals or firms that carried out energy performance simulations, if different from the professional.
  - h. A complete list of the supporting documentation attached to the letter.
  - i. The professional's seal and signature.
2. An attached documentation package that includes:
  - a. A list of each fenestration product type, quantity, size, area, description, and NFRC 100-2010/CSA A440.2-09 U-value.

- b. The sizes and configurations of the simulated products as shown by frame elevations and/or shop drawings, keyed to the list.
- c. A table of the area-weighting calculations performed to determine the overall average U-value (where applicable).
- d. A description of each framing system used, including manufacturer name, series, and model numbers, as well as frame material and any internal reinforcing used.
- e. A complete description of the glazing, including overall glass thickness, number of panes, pane thicknesses, gap widths, low-E coating manufacturer and type, low-E coating emissivity, and surfaces to which coatings are applied, type of gap fill with percentages of inert gas, complete description of spacer by make, series, and model, and its constituent materials, and insulating glass edge sealant materials.
- f. Isotherms for each unique framing member used in each system covered by the letter (heads, sills, jambs, mullions)."

9. In Book I, Division B, Appendix A, Council strikes out the Appendix Note A-10.2.2.12. (2). and substitutes the following:

**“A-10.2.2.20. (1) (b) Alternative to the Prescribed Air Change Requirements** Acceptance of Division B Sentence 10.2.2.20.(1)(b) may be obtained by demonstrating that the dwelling has been sealed according to good engineering practice. Prior to the insulation inspection stage, a Certified Energy Advisor (CEA) must perform a visual inspection of the dwelling and provide the Chief Building Official with a letter of assurance with the CEA’s signature indicating that the dwelling has been sealed according to good engineering practice based on a visual inspection. The CEA’s letter must be accompanied with a completed “Energy Star Thermal Bypass Checklist” or a thermal scan of the dwelling identifying locations of air leakage or a pre-drywall blower door test.”

10. In Book I, Attribution Tables of Division B, Council strikes out Table 10.4.1.1. and substitutes the following:

<b>Table 10.5.1.1.</b>	
<b>Objectives and Functional Statements Attributed to the Acceptable Solutions in Part 10</b>	
<b>Forming part of Sentence 10.5.1.1.(1)</b>	
<b>Acceptable Solutions</b>	<b>Functional Statements and Objectives<sup>(1)</sup></b>
<b>10.2.2.2. ANSI/ASHRAE/IESNA 90.1</b>	
(1)	[F85, F86-OE1]
<b>10.2.2.3. National Energy Code of Canada for Buildings</b>	
(1)	[F85, F86-OE1]
<b>10.2.2.5. Enhanced Energy Efficiency</b>	
(1)	[F85, F86-OE1]
(2)	[F85, F86-OE1]
<b>10.2.2.6. Building Envelope Opaque Elements</b>	
(1)	[F85-OE1]
(2)	[F85-OE1]
<b>10.2.2.7. Windows, Glass Doors and Skylights</b>	

<b>Table 10.5.1.1. Objectives and Functional Statements Attributed to the Acceptable Solutions in Part 10 Forming part of Sentence 10.5.1.1.(1)</b>	
(1)	[F85-OE1]
<b>10.2.2.8. Building Envelope Vestibules</b>	
(1)	[F85-OE1]
<b>10.2.2.9. Sub-metering in Buildings</b>	
(1)	[F86, OE1]
(2)	[F86, OE1]
<b>10.2.2.10. Lighting Controls in Residential Buildings</b>	
(1)	[F86, OE1]
<b>10.2.2.11. Hot Water Tank Piping</b>	
(1)	[F85-OE1]
(2)	[F85, F86-OE1]
(3)	[F100-OE1]
<b>10.2.2.12. Domestic Gas-Heated Hot Water Heaters</b>	
(1)	[F86-OE1]
<b>10.2.2.13. Domestic Gas-Heated Boilers</b>	
(1)	[F86-OE1]
<b>10.2.2.14. Domestic Gas-Heated Furnaces</b>	
(1)	[F86-OE1]
<b>10.2.2.15. Domestic Gas-Fired Fireplaces</b>	
(1)	[F86-OE1]
	[F41, F44-OS3.4]
	[F44-OH1.1]
<b>10.2.2.16. Domestic Wood Burning Heating Appliances</b>	
(1)	[F86-OE1]
	[F44-OS3.4]
	[F44-OH1.1]
<b>10.2.2.17. Domestic Heat Recovery Ventilators</b>	
(1)	[F85-OE1]
(2)	[F85-OE1]
(3)	[F85-OE1]
<b>10.2.2.20. EnerGuide Rating System Audit</b>	
(1)	[F85-OE1]
(2)	[F85-OE1]
<b>10.3.1.1. Fixture Fitting Maximum Flow Rates</b>	
(1)	[F84-OE2]
<b>10.3.1.2. Fixture Efficiency</b>	
(1)	[F83-OE2]
(21)	[F83-OE2]

Notes to Table 10.5.1.1.:

<sup>(1)</sup> See Parts 2 and 3 of Division A.

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

12. This By-law is to come into force and take effect on March 1, 2018.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Mayor

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

**EXPLANATION****A By-law to amend the Zoning & Development By-law  
Regarding CD-1 (642) By-law No. 11658**

Following the public hearing on January 24, 2017, Council resolved to amend By-law No. 11658 regarding 2133 Nanton Avenue (formerly 4255 Arbutus Street). The Director of Planning has advised that there are no prior to conditions and that enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
March 7, 2017

2133 Nanton Avenue  
(formerly 4255 Arbutus Street)

ABF

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

**A By-law to amend CD-1 (642) By-law No. 11658**

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

1. This By-law amends the indicated provisions of By-law 11658.
2. In Section 3.2, Council:
  - (a) strikes out subsection 3.2(i); and
  - (b) re-names subsections 3.2(j) and (k) as 3.2(i) and (j) respectively.
3. In Section 5.1, Council:
  - (a) strikes out “81,000”, and substitutes “67,065”; and
  - (b) strikes out “25,000”, and substitutes “11,065”.
4. In sections 5.2 and 5.4, Council strikes out “floor space ratio” and substitutes “floor area”.
5. In section 5.3, Council:
  - (a) strikes out “floor space ratio” and substitutes “floor area”; and
  - (b) in subsection (d) strikes out “storage space” wherever it appears and substitutes “storage area”.
6. In section 5.5, Council strikes out “floor space” and substitutes “floor area”.
7. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
8. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Mayor

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



**EXPLANATION****A By-law to amend the Zoning & Development By-law  
Regarding CD-1 (612) By-law No. 11279**

Following the public hearing on January 24, 2017, Council resolved to amend By-law No. 11279 regarding 1551 Quebec Street, 1600 Ontario Street and 95 East 1st Avenue (Southeast False Creek Areas 3A and 3B). The Director of Planning has advised that there are no prior to conditions and that enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
March 7, 2017

1551 Quebec Street, 1600 Ontario Street  
and 95 East 1st Avenue  
(Southeast False Creek Areas 3A and 3B)

ABF

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

**A By-law to amend CD-1 (612) By-law No. 11279**

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

1. This By-law amends the indicated provisions of By-law 11279.
2. In Section 6.1, Council strikes out “4.5” and substitutes”4.6”.
3. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Mayor

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

**EXPLANATION****A By-law to amend the Zoning & Development By-law  
Regarding CD-1 (582) By-law No. 11069**

Following the public hearing on January 24, 2017, Council resolved to amend By-law No. 11069 regarding 1768 Cook Street (201 West 2nd Avenue). The Director of Planning has advised that there are no prior to conditions and that enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
March 7, 2017

1768 Cook Street (201 West 2nd Avenue)

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

**A By-law to amend CD-1 (582) By-law No. 11069**

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

1. This By-law amends the indicated provisions of By-law 11069.
  - (a) In Section 2.2 Uses, Council strikes out subsection (a) and substitutes:

“(a) Dwelling Uses, limited to Multiple Dwelling and dwelling units in conjunction with any other uses that are listed in this Section 2.2 and that are permitted in conjunction with dwelling uses;”.
2. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Mayor

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

## EXPLANATION

**By-law to amend the RM-5, RM-5A, RM-5B,  
RM-5C and RM-5D Districts Schedule  
regarding floor space ratio in the RM-5D district**

After a public hearing on January 24, 2017, Council resolved to amend the Zoning and Development By-law regarding RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
March 7, 2017

RM-5, RM-5A, RM-5B, RM-5C and  
RM-5D Districts Schedule  
Amendment re floor space ratio in RM-5D district

ABF

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

**A By-law to amend the RM-5, RM-5A, RM-5B,  
RM-5C and RM-5D Districts Schedule  
regarding floor space ratio in the RM-5D district**

1. This By-law amends the indicated provisions of the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule.
2. In **Section 3 Conditional Approval Uses**, Council strikes out Section 3.3.4.
3. In section 4.7.1, Council:
  - (a) at the end of subsection 4.7.1(a), strikes out “and”;
  - (b) at the end of subsection 4.7.1(b), strikes out “.” and substitutes “;and”; and
  - (c) after subsection 4.7.1 (b), adds in alphabetical order  
“(c) despite the provisions of subsections 4.7.1 (a) and (b), the maximum allowable floor space ratio for all permitted uses, other than dwelling uses, in the RM-5D District, is 0.65.”
4. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
5. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Mayor

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

**EXPLANATION****Heritage Designation By-law  
Re: 1150 Comox Street**

At a public hearing on February 21, 2017, Council approved a recommendation to designate the structure, exterior envelope, and exterior building materials of a building at 1150 Comox Street as protected heritage property. Enactment of the attached By-law will achieve the designation.

Director of Legal Services  
March 7, 2017





**EXPLANATION****A By-law to amend the Zoning and Development By-law  
Re: 2308 East 34th Avenue**

Following the public hearing on June 21, 2016, Council gave conditional approval to the rezoning of the site at 2308 East 34th Avenue. The Director of Planning has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services  
March 7, 2017

2308 East 34th Avenue

A3F

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

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

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

**Zoning District Plan Amendment**

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-705 (b) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

**Uses**

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (658).

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (658), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses, limited to Artist Studio, Arts and Culture Indoor Event, Club, Fitness Centre;
- (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
- (c) Institutional Uses, limited to Social Service Centre;
- (d) Manufacturing Uses, limited to Jewellery Manufacturing and Printing or Publishing;
- (e) Office Uses, limited to General Office;
- (f) Retail Uses, limited to Farmers' Market, Public Bike Share, Retail Store, and Secondhand Store;
- (g) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class B, Restaurant - Class 1; and



- (h) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

### **Floor area and density**

3.1 Computation of floor space ratio must assume that the site consists of 338.9 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this Bylaw, prior to any deductions.

3.2 The floor space ratio for all uses must not exceed 1.35.

3.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.

3.4 Computation of floor area must exclude:

- (a) open residential balconies or sundecks and any other appurtenances, which in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed 8% of permitted floor area;
- (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length; and
- (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

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

3.6 The use of floor area excluded under sections 3.4 and 3.5 must not include any purpose other than that which justified the exclusion.

### **Building height**

4. Building height, measured from base surface, must not exceed 10.3 m.

### **Horizontal angle of daylight**

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

**Schedule A**

