

SUMMARY AND RECOMMENDATION

1. TEXT AMENDMENT: Removing Regulatory Barriers to Passive House Buildings

Summary: To create more flexibility in development regulations, amendments are proposed to the Zoning and Development By-law to allow floor area, height, setback, yard and building depth relaxations to support applications that meet the Passive House standard and achieve certification. As well, amendments are proposed to the Building and Encroachment By-laws to make the process of providing solar shading easier for applicants by removing the requirement to obtain a legal encroachment agreement in cases where solar shades protrude over City property.

Applicant: General Manager of Planning, Urban Design and Sustainability, in consultation with the General Manager of Development, Buildings and Licensing

Referral: This item was referred to Public Hearing at the Standing Committee on Policy and Strategic Priorities of November 1, 2017.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT the application to amend the Zoning and Development By-law to allow for relaxations to floor area, height, setback, rear yard, and building depth requirements for buildings that meet the Passive House standard and achieve certification, generally as set out in Appendix A of the Policy Report dated November 1, 2017, entitled "Removing Regulatory Barriers to Passive House Buildings", be approved.
- B. THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amendments to the Zoning and Development By-law, the amendment to Vancouver's Building By-law, generally in accordance with Appendix B of the Policy Report dated November 1, 2017, entitled "Removing Regulatory Barriers to Passive House Buildings".
- C. THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amendments to the Zoning and Development By-law, the amendment to the Encroachment By-law, generally in accordance with Appendix C of the Policy Report dated November 1, 2017, entitled "Removing Regulatory Barriers to Passive House Buildings".
- D. THAT, subject to approval of the amendments to the Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council's adoption, at the time of enactment of the by-law amendments, the "Passive House - Guidelines for Larger Projects" generally as set out in Appendix D, and the "Passive House - Guidelines for Residences in RS Districts", generally as set out in Appendix E of the Policy Report dated November 1, 2017 entitled "Removing Regulatory Barriers to Passive House Buildings".

[TA - Removing Regulatory Barriers to Passive House Buildings]