

## SUMMARY AND RECOMMENDATION

**2. TEXT AMENDMENT: Report Back on Energy Efficiency Updates to Vancouver's Building By-Law for Low-Rise Multi-family Residential Buildings**

**Summary:** To amend the Zoning and Development By-law to create a new floor area exclusion for exterior wall thickness in residential buildings of six storeys or less, and to add discretion to the existing exclusion for high-performance walls, both to enable greater energy efficiency in the construction of low-rise multi-family residential buildings.

**Applicant:** General Manager, Planning, Urban Design and Sustainability

**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 create a new floor area exclusion for exterior wall thickness in residential buildings of six storeys or less, and to add discretion to the existing exclusion for high-performance walls, generally as presented in Appendix A of the Policy Report dated November 1, 2017, entitled "Report Back on Energy Efficiency Updates to Vancouver's Building By-Law for Low-Rise Multi-family Residential Buildings", be approved.
- B. THAT staff be directed to prepare and publish a bulletin clarifying upgrade options allowed under the Building By-law that provide flexibility for four- to six-storey multifamily residential.
- C. THAT staff be directed to recommend amendments to the Building By-law to provide greater flexibility in renovations of residential heritage or character buildings of three storeys or less and to publish a guide for homeowners in consultation with the Vancouver Heritage Foundation.

**[TA - Report Back on Energy Efficiency Updates to Vancouver's Building By-Law for Low-Rise Multi-family Residential Buildings]**