

Date Received	Subject	Position	Content	Name
02/25/2020	PH - 1. TEXT AMENDMENT: Simplified and Expanded Zoning and Development Regulations for Passive House Projects	Support	I commend the staff report to council and support the proposed objectives to simplify the permitting process for low carbon Passive House dwellings. In our current Climate Emergency, any steps to expedite and facilitate the delivery of low carbon / zero emission buildings through a simplified permitting process are welcomed. The proposal also appears to increase housing affordability with reduced design and administration costs. Please support this motion as part of Vancouver's climate emergency response.	Adam James
02/25/2020	PH - 1. TEXT AMENDMENT: Simplified and Expanded Zoning and Development Regulations for Passive House Projects	Support	As the principal at ONE SEED Architecture + Interiors, an architecture firm in Vancouver with a focus on sustainability, Passive House, and contextual design, I have had the opportunity to be involved with evolution of the City's bylaws over the past few years, identifying barriers to building more sustainably. We are currently working on our sixth Passive House project, our fifth in the City of Vancouver. We have seen the positive impact the City's sustainability initiatives to date have had on real projects, and in getting Vancouverites to consider Passive House or Zero-Emission Buildings when contemplating a new home. Getting architects, consultants, builders, and the public on board is critical as we face a global climate emergency. These types of incentives have the capacity to push market-transformation, making high-performance appealing to a greater audience of developers and industry professionals. I support the proposed amendments to the zoning and development regulations, as I believe they will reduce barriers for all parties involved, including the City staff processing permits. 1. Floor Area: The consolidation of existing council-approved exclusions with an increase of 3%-4% in allowable floor area will be a modest yet significant motivator for homeowners. Providing one blanket exclusion rather than multiple exclusions tied to particular features, will be simpler to calculate and demonstrate. This streamlined approach will give architects more freedom to design the best possible home for the site, surroundings, and Passive House targets. A challenge in this climate crisis is how to address the retention of character homes or homes of architectural merit, built in a time before high-performance envelope systems. The proposed amendment addresses the issue by allowing retention of any home, of character merit or otherwise, to benefit from the incentive through the EnerPHit program. 2. Height and Yard: the previous iteration of the Passive House bylaws, that precede the current 0.5m relaxation, did allow for a fuller 1.2m height exemption for Passive House, it seems like a "no brainer" to at a minimum get closer to that number again with the proposed 1.0m. I would hope that future policies will look at relaxing heights further, with a particular focus on removing the "secondary envelope" and simply dictating a maximum height. 3. Other Related Regulations: To design an efficient Passive House, one must be able to be responsive to a site and its unique solar access and shading. We need to provide more flexibility to designers to be able to use their experience and knowledge to provide designs best suited to their sites. It will benefit the caliber of homes in Vancouver. The current zoning bylaws are weighted down by overly restrictive design guidelines which serve no one's best interest. This is a step in the right direction, a modest step, but one that will have a positive impact on our City and planet.	Allison Holden-Pope