

Public Hearing of February 25, 2020

MEMORANDUM

February 25, 2020

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Karen Levitt, Deputy City Manager
Lynda Graves, Administration Services Manager, City Manager's Office
Rena Kendall-Craden, Civic Engagement and Communications Director
Katrina Leckovic, City Clerk
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office

FROM: Gil Kelley
General Manager, Planning, Urban Design and Sustainability

SUBJECT: *Text Amendment: Simplified and Expanded Zoning and Development
Regulations for Passive House Projects*

In response to the concerns raised in the letter to Council from the Vancouver Character House Network, I would like to note that:

- The proposed amendments are only available to high performance buildings which have numbered between 2 and 10 homes per year, so we do not expect a material impact on character home building stock.
- The proposed incentive, which provides approximately 4% of building area for a single family Passive House, is less than the bonus density for character retention at 6% of building area and therefore should not compete with it.
- One incentive does not preclude the other. The proposed incentive for Passive House can be paired with the character incentives. If an applicant retrofitted their character home, they could access both incentives.

I hope that this information provides a helpful perspective and allows public hearing to proceed efficiently.



Gil Kelley, FAICP
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