

Updated Zoning Regulations for Zero Emissions Residential Buildings

Public Hearing
Dec. 8, 2021

- In April 2020, Council approved new emissions and energy requirements for homes in the Building By-law in the report, “Climate Emergency Requirements for New Housing 3-Storeys and Under”
- Council also directed staff to ensure these new requirements did not reduce:
 1. Buildable interior area, or
 2. Interior ceiling height

Proposed Change 1

Offer an exclusion from floor area to provide extra space for zero emissions mechanical equipment



For residential buildings of three storeys or less, the Director of Planning may exclude up to 2.3 m² (25 sq. ft.) per dwelling unit from the computation of floor area to accommodate zero emissions mechanical equipment for heating or hot water.



Proposed Change 2

Create a height exclusion to accommodate the most common and cost-effective roof insulation materials



For residential buildings of three storeys or less, an additional 0.15 m (6 inches) in height is permitted if the roof contains at least 0.35 m (14 inches) of insulation.

- Internal consultation
 - Development, Buildings & Licensing
 - Planning, Urban Design & Sustainability

- What we heard
 - Minimize administration wherever possible

- External consultation
 - Public survey on Shape Your City
 - Updates to builder groups

- What we heard
 - Proposed changes look effective
 - More action on climate change

- January 2021
 - Provide a Director of Planning bulletin on mechanical rooms
 - Internal and external communications on change
- November 2021
 - Re-assess implementation
 - Consider if changes to process or administration needed

Recommendation

The General Manager of Planning, Urban Design and Sustainability recommends:

That the application to amend the Zoning and Development By-law to update zoning regulations for zero emissions residential buildings, generally in accordance with Appendix A of the Referral Report dated October 26, 2020, entitled “Updated Zoning Regulations for Zero Emissions Residential Buildings” be approved.