

2. Zoning and Development By-Law Amendments for Mass Timber Construction - SUPPORT

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
02/08/2021	18:06	PH1 - 2. Zoning and Development By-Law Amendments for Mass Timber Construction	Support	The City of Vancouver seeks to enact By-Law Amendments which support rather than hinder the use of carbon-encapsulating Mass Timber materials in buildings construction. Acknowledging that Mass Timber buildings require a very fast closure of the building envelope and that normally this means that panelized prefabricated building envelopes need to be used, the elimination of stepping / setback requirements for building form and massing is an important amendment to support that panelization. Acknowledging that Mass Timber buildings cannot embed the ventilation ducts and wiring conduits within the floor slab in the manner of concrete construction and that these items require incremental ceiling drops to install, the City's proposed increased height allowance of approximately 7 inches per floor for Mass Timber buildings helps support the use of this material. Mass Timber construction is known for being faster, cleaner, and quieter, all of which help reduce neighbourhood impacts of development and construction projects. The science of Mass Timber fire ratings based on drywall encapsulation and charring is now well proven. Building envelope science of moisture management of wood materials before, during, and after construction is also thoroughly understood. Please help support the City's revision of its Bylaws to better support the broader adoption of this environmentally sustainable material in the design and construction of buildings.	Brent Olund	Urban One Builders	s. 22(1) Personal and Confidential	Strathcona	No web attachments.
02/09/2021	15:38	PH1 - 2. Zoning and Development By-Law Amendments for Mass Timber Construction	Support	Dear Mayor and Council, I just wanted to express my support for these practical allowances to enable mass timber construction in the city. I think it's an important way that we can support the BC economy to be a leader in low-carbon industry. I am looking forward to further incentives that could really make Vancouver a centre for this industry. Allowing 12-storey mass timber apartments where rezonings for 10-storey concrete are currently allowed, such as the Broadway Station Precinct and along Hastings under the GW Plan, is the obvious low-hanging fruit. However, there are not many sites like this that I am aware of and these sites will not get built out for a long time. Planners must quickly identify further opportunities, perhaps as part of the secured rental policy, to help the industry scale up rapidly if we are to embrace this opportunity seriously. Thank you.	Owen Brady		s. 22(1) Personal and Confidential	Grandview-Woodland	No web attachments.