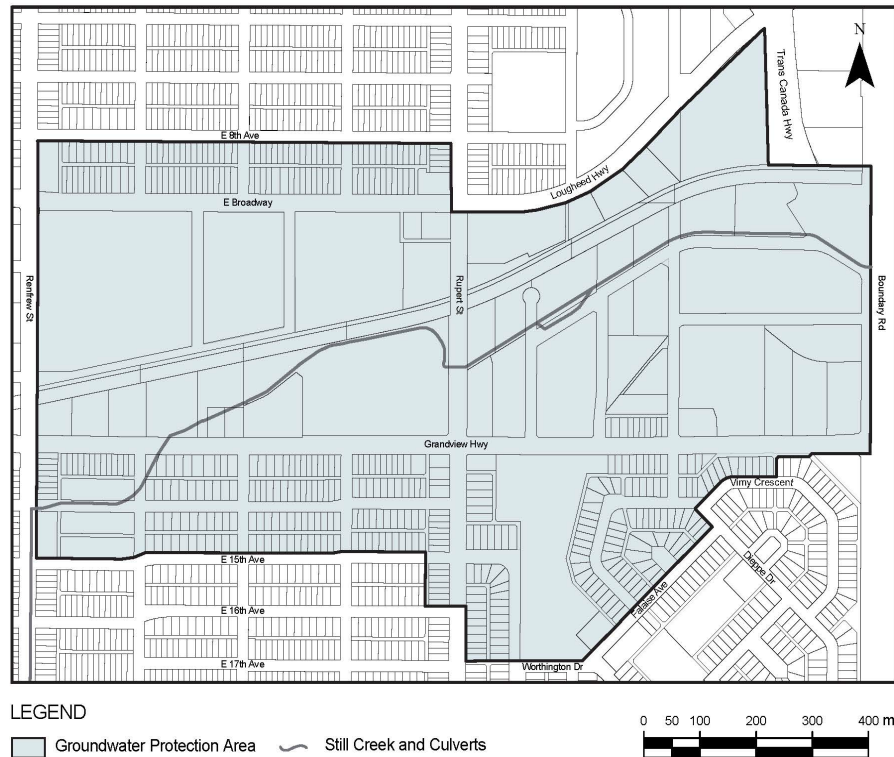


BY-LAW NO.

A By-law to amend Building By-law No. 14343 regarding the Establishment of a Groundwater Protection Area and Requirements for Certain New Developments

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of Building By-law No. 14343.
2. In Sentence 1.1.3.1.(1) of Book I, Division A, Council strikes out Clauses (c) and (d) and substitutes:
 - “c) A-1.4.1.2.(1) Groundwater protection area of Division A, including Figure A-1.4.1.2.(1)-F,
 - d) A-Table 9.23.3.5.-B of Division B, and
 - e) A-9.23.13. of Division B, including Table A-9.23.13.”
3. In Sentence 1.4.1.2.(1) of Book I, Division A, Council adds the following defined term in the correct alphabetical order:
 - “**Groundwater protection area** means those lands in the *City* which are located in the areas shown shaded on the map attached to this By-law as Diagram C. (See Figure A-1.4.1.2.(1)-F for Diagram C: Groundwater Protection Area.)”
4. In the Notes to Part 1 of Book I, Division A, Council:
 - (a) adds the following to Note A-1.4.1.2.(1) in the correct alphabetical order:
 - “**Groundwater Protection Area.** The Groundwater Protection Area is illustrated on Diagram C. See Figure A-1.4.1.2.(1)-F.”, and
 - (b) adds the following after Figure A-1.4.1.2.(1)-E in Note A-1.4.1.2.(1):



**Figure A-1.4.1.2.(1)-F
Diagram C: Groundwater Protection Area”.**

5. In Article 5.7.3.4. of Book I, Division B, Council:
 - (a) in Sentence (1), strikes out “Vertical” and substitutes “Except as prohibited by Sentence (3), vertical”; and
 - (b) adds a new Sentence (3) as follows:

“3) Dampproofing is not permitted as an alternative to the requirements of Article 5.7.3.2. for *buildings* located in whole or in part within the *groundwater protection area*.”.
6. In Book I, Division C, Council adds a new Subsection 2.2.11 as follows:

“2.2.11. Buildings in the Groundwater Protection Area

2.2.11.1. Application

 - 1) Except as provided in Sentence (2), this Subsection applies to *buildings* located in whole or in part within the *groundwater protection area*.
 - 2) This Subsection does not apply to *alterations* of *existing buildings* if there is no further encroachment into the setbacks required by Article 2.2.11.3. and the *building area* is increased by less than 25 percent of the total *building area* existing as of January 1, 2026.

2.2.11.2. Design Considerations

- 1) The *building* designer shall design the *building* assembly to withstand continuous hydrostatic pressure by means permitted in Subsection 5.7.2. of Division B.
- 2) The *building* designer shall design the drainage system to comply with Sentence 2.4.2.4.(3) of Division B of Book II (Plumbing Systems).

2.2.11.3. Setback Requirements

- 1) Except as required by Sentence (2), no normally occupied area, enclosed parking area, storage area or mechanical room of a *building* shall be constructed more than 6.5 m below *grade*.
- 2) Within 30 m of the *natural boundary* of Still Creek or within 30 m of the inside wall of a culvert enclosing Still Creek, no normally occupied area, enclosed parking area, storage area or mechanical room of a *building* shall be constructed below *grade*."

7. In Subclause 7.1.5.1.(1)(d)(ii) of Book I, Division B, Council adds the following defined term in the correct alphabetical order:

"Groundwater protection area"* means those lands in the *City* which are located in the areas shown shaded on the map attached to this By-law as Diagram C. (See Book I, Division A, Figure A-1.4.1.2.(1)-F for Diagram C: Groundwater Protection Area.)".

8. In Clause 7.1.5.2.(2)(k) of Book I, Division B, Council strikes out:

"2.4.2.4. Connections to Storm Drainage Systems

- 1) Except as provided in Sentence (2), *building* and site drainage shall connect to a *storm drainage system*.
- 2) *Building* and site drainage need not connect to a *storm drainage system* if
 - a) on-site *rainwater* management practices are employed and overflow is connected to a *storm drainage system*, and
 - b) *rainwater* does not create a hazardous condition or discharge upon or impact other lands or sites.(See Note A-2.4.2.4.(2).)"

and substitutes:

"2.4.2.4. Connections to Storm Drainage Systems

- 1) Except as provided in Sentence (2), *building* and site drainage shall connect to a *storm drainage system*.
- 2) *Building* and site drainage need not connect to a *storm drainage system* if
 - a) on-site *rainwater* management practices are employed and overflow is connected to a *storm drainage system*, and

b) *rainwater* does not create a hazardous condition or discharge upon or impact other lands or sites.

(See Note A-2.4.2.4.(2).)

3) For *buildings* located in whole or in part within the *groundwater protection area*, the drainage system shall be designed to not intercept, collect or divert any subsurface water outside of the *building* assembly.

(See Note A-2.4.2.4.(3).)”.

9. In Subclause 7.1.5.2.(2)(dd)(ii) of Book I, Division B, Council strikes out:

“A-2.4.2.4.(2) Water Flow and Hazardous Conditions. Refer to the *Street and Traffic By-law* and *Standards of Maintenance By-law* for restrictions on water flow to streets, sidewalks, driveways, stairways and landings, and for prohibitions on ponding or entrance of water into a *building*.”

and substitutes:

“A-2.4.2.4.(2) Water Flow and Hazardous Conditions. Refer to the *Street and Traffic By-law* and *Standards of Maintenance By-law* for restrictions on water flow to streets, sidewalks, driveways, stairways and landings, and for prohibitions on ponding or entrance of water into a *building*.

A-2.4.2.4.(3) Groundwater Protection Area. The intent is to preserve existing groundwater levels, sustain natural watercourse baseflows, and preserve sewer capacity.”.

10. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.

11. This by-law comes into force and takes effect on the date of its enactment.

ENACTED by Council this day of , 2026

Mayor

City Clerk