



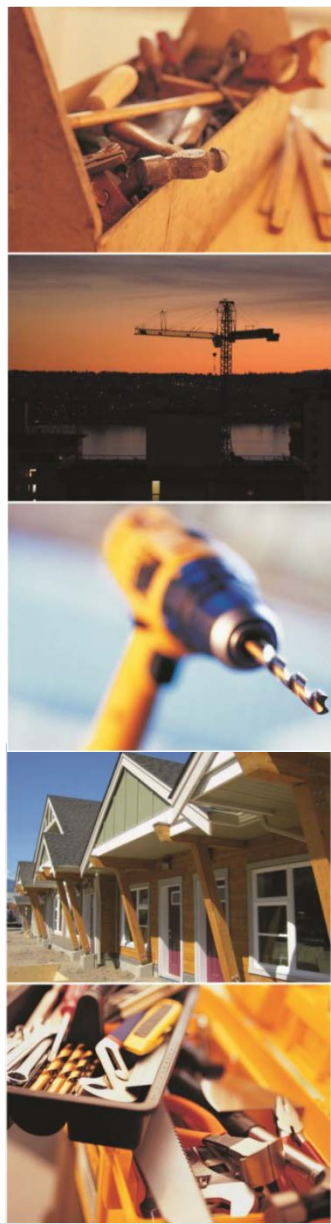
Public Hearing

Nov 21, 2017

Rezoning Bylaw 8273 to delete the
“Density Bonus for Energy Performance”
provisions from the Zoning Bylaw

Background

- Green Building Strategy
- 4C03 added to Zoning Bylaw
- Building Act
- Energy Step Code



Energy Step Code

| |  |  |  |  |
|--------------------|---|--|---|---|
| UPPER STEPS | STEPS 4,5 | STEP 4 | STEPS 3,4 | STEP 3 |
| LOWER STEPS | STEPS 2,3 | STEPS 2,3 | STEP 2 | STEP 2 |
| STEP 1 | STEP 1 | STEP 1 | STEP 1 | STEP 1 |
| BC BUILDING CODE | | | | |
| ENERGY EFFICIENCY | | | | |



Proposed Amendments

4C03 Density Bonus for Energy Performance

(1) Commercial, Industrial, Institutional and Multi-Family Residential Buildings:

Notwithstanding the floor space ratio established in a commercial, industrial, institutional or multi-family zone, where a building meets either: LEED – New Construction or LEED – Core and Shell (2009) 'Gold' or, Built Green 'Gold', and achieves a specific energy performance target, the maximum floor space ratio may be increased in accordance with the following Table 4C03.1:

| PERFORMANCE TARGET | | DENSITY (FSR) BONUS | | | |
|---------------------------------------|----------------------------------|---------------------|------|------|------|
| LEED – NC/CS (2009) Gold + | Built Green Gold + | | | | |
| No Commitment | No Commitment | None | | | |
| Minimum Baseline 6 / 8 EA 1 Points | Minimum Baseline EnerGuide 80 | 0.02 | | | |
| 9 / 11 EA 1 Points | EnerGuide 82 | | 0.04 | | |
| 14 / 16 EA 1 Points | EnerGuide 84 | | | 0.06 | |
| 19 / 21 EA 1 Points | EnerGuide 86 | | | | 0.08 |

TABLE 4C03.1

(2) Single-Family Residential Buildings

Notwithstanding the floor space ratio established in Table 502.2, the floor space permitted on a lot in any single family residential zone, including neighbourhood residential zones, may be increased in increments of 0.02 up to 0.08 for new buildings which meet Built Green 'Gold' and achieve an Energuide energy performance level established in the following Table 4C03.2:

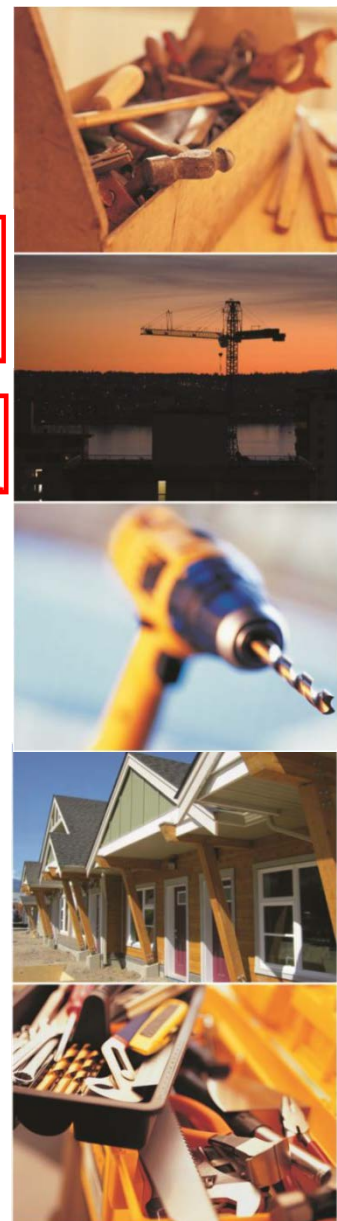
| PERFORMANCE TARGET | FLOOR SPACE BONUS | | | |
|--------------------|-------------------|------|------|------|
| Below Energuide 80 | None | | | |
| Energuide 80 | | 0.02 | | |
| Energuide 82 | | | 0.04 | |
| Energuide 84 | | | | 0.06 |
| Energuide 86 | | | | 0.08 |

TABLE 4C03.2

(iii) Notwithstanding the floor space ratio established in Table 502.2, the maximum allowable floor space permitted on a lot in any single family residential zone, including neighbourhood residential zones may be increased for new buildings meeting a Built Green 'Gold' level plus a minimum energy performance level, as indicated in Table 4C03.2.

(Bylaw 7829)

(d) Notwithstanding the floor space ratio established for CD88, the maximum allowable floor space permitted on a lot in CD88 may be increased for new buildings meeting a Built Green 'Gold' level plus a minimum energy performance level as indicated in Table 4C03.2.





Thank You