



City of Vancouver *Planning - By-law Administration Bulletins*

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SHADING DEVICES AND YARD PROJECTIONS

Authority - City Council Resolution

Effective February 3, 2009

1 Introduction

On June 10, 2008, Vancouver City Council recommended the removal or mitigation of disincentives to greener building design practices. On February 3, 2009, Council amended Section 10.7.1, General Regulations of the Zoning and Development By-law to introduce discretion to the Director of Planning to consider certain projections in required yards, under stated conditions. (See 10.7.1(f))

The purpose of this bulletin is to provide clarification to staff and applicants on the types of fixed external shading devices that may be appropriate to be considered by the Director of Planning as allowable projections into yards, and the criteria that will apply in evaluating the additional projection.

2 Shading Devices

External shading devices such as canopies, awnings and/or building overhangs are key components of an overall plan of passive solar shading (cooling). Passive design produces buildings that have low energy costs, reduced maintenance, and greater comfort.

External shading devices may project into required yards if they are fixed and cantilevered. *Fixed*, in this case, means affixed to the building. It is acceptable for the shading device to move and respond to solar angles, as for example, louvers do.

Shading devices may take also the form of awnings, canopies, or building overhangs including roof overhangs, eaves, and open balconies; provided it can be demonstrated that those features provide passive solar shading.



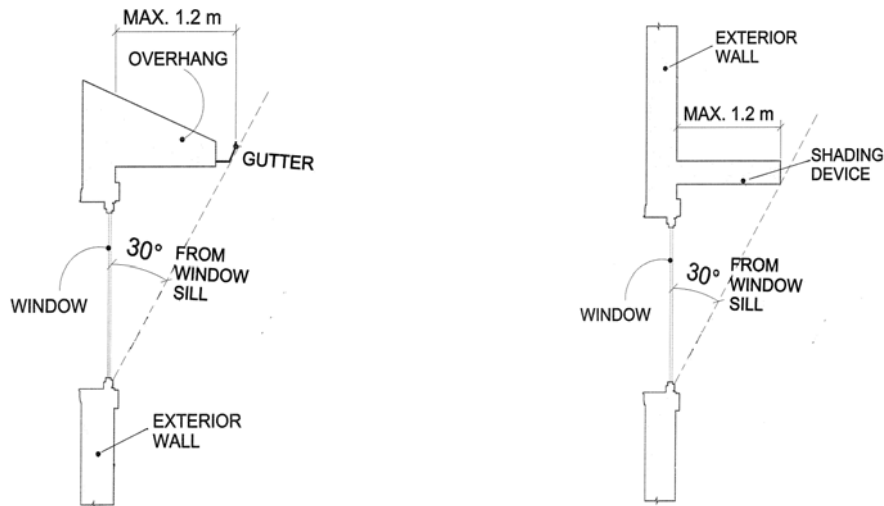
Examples of external sunshades

3 Discretionary Criteria

Shading devices may be allowed to project into required yards, provided the Director of Planning first considers whether they are appropriately sited, oriented and sized to reduce solar gain. For example, the shade should not extend more than 1.2 m measured horizontally from the face of the building over the window it serves. Typically the shading device will extend to reach a plane formed by an angle of about 30 degrees from vertical taken from the sill of the window.

For conditional applications, the design of the shading devices should be considered in terms of the relevant Council policies and guidelines. The Director of Planning may also consider projections into required setbacks. In all cases, compliance with the Vancouver Building By-law should be considered in advance.

Example:



4 Submission Requirements

To apply for a projection into a required yard in a conditional development permit, the following will be required in addition to standard submission materials:

- A written rationale for the external shading device which addresses the relevant sections of the by-laws, policies, guidelines as well as the criteria noted above.
- Drawings illustrating the design and placement of the shading devices.

Depending on the design proposed, the Director of Planning may also require additional information such as sun angles or a shadow analysis.