



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

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

FLOOR SPACE EXCLUSION FOR ADDITIONAL WALL THICKNESS TO CONTROL BUILDING ENVELOPE LEAKS

*Authority - Director of Planning
Effective March 14, 2000
Amended December 14, 2004*

On March 14, 2000, City Council enacted amendments to various schedules of the Zoning and Development By-law to allow floor space exclusions to provide construction incentives to control building envelope leaks.

The regulation permits exclusion of portions of exterior walls which are thicker than the minimum thickness frame walls currently permitted, which are typically 152 mm thick. This would allow exclusion of the wall thickness that is in excess of 152 mm, to a maximum exclusion of 152 mm, and as recommended by a Building Envelope Professional. Walls with a thickness up to and including 152 mm will continue to be included in floor space. Only the thickness in excess of 152 mm will be excluded, to a maximum exclusion of 152 mm.

This exclusion shall be applicable to new walls on new buildings as well as to new walls on existing buildings. The former is intended to remove the disincentive of loss of usable floor area to construct thicker walls on new buildings. The latter is intended to facilitate the repairs and replacement of walls on buildings which have been subject to leaks and water damage.

Other regulations which are used to control bulk and massing, including height, yards and setbacks would remain unchanged and would not be relaxed to accommodate this FSR exclusion. For upgrades to repair leaky walls, required relaxations to setbacks can be considered by the Director of Planning or the Board of Variance.

Submission Requirements

In order to assist staff in the processing of this exclusion, the following information will be required for the review of the development application:

- Additional information on the required tracing overlays, including a schedule of wall types indicating materials and dimensions and reference to applicable standards, identification on each tracing overlay of the location and extent of each wall type, a summary table for each floor indicating the requested floor space exclusion by wall type, and a summary total. (See figure on reverse side.)
- A letter from a Building Envelope Professional, as defined in the Building By-law, sealed and signed, recommending the proposed wall types, as indicated on the tracing overlay.



