

File No.: 04-1000-20-2021-340

September 17, 2021

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request dated June 30, 2021 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

**In relation to Deputy Chief Building Official Kevin Lau's letter sent to the applicant on March 2, 2021, "...October 20, 2020, an interim position ...with respect to 'future installation of a low barrier shower' ...Sub-clause (b)(iv). This interim position has been provided to Housing staff management..." Request is for records related to the creation and approval of that interim position.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.13(1), s.15(1)(l) and s.22(1) of the Act. You can read or download these sections here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00).

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-340); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Cobi Falconer, FOI Case Manager, for

[Signature on file]

**Barbara J. Van Fraassen, BA**  
**Director, Access to Information & Privacy**

[Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

\*If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:kt

**From:** "Lau, Kevin" <kevin.lau@vancouver.ca>  
**To:** "Westerman, Denise" <denise.westerman@vancouver.ca>  
"Chen, Tony" <tony.chen@vancouver.ca>  
**CC:** "Lam, Matthew" <matthew.lam@vancouver.ca>  
**Date:** 10/5/2020 3:06:05 PM  
**Subject:** 3.8.5.5. Adaptable washroom requirements - Meeting with HAVAN

---

Hi Denise/Tony

Understanding full well that HRB has no additional resources... I'm trying to find longer term solutions that will reduce the overall impact on your staff.

With that in mind, I'm asking if either of you would like to sit down for a couple of hours with HAVAN's representatives (Jake – small works, and Khang – Architectrix) to go over the adaptable washroom requirements of 3.8.5.5. and see what technical challenges exist and how we can adapt our policy to address these. I understand that you deal with them regularly and that this could put you in an uncomfortable situation, so do not feel that you need to accept – I can keep you informed indirectly. However, the goal of this meeting would be to come to an understanding of the City intents, identify the issues HAVAN has encountered, and try to find some solutions - so as to lead to some sort of bulletin/guidelines for adaptability that could be referenced by industry and staff, so that we are all working from a common understanding of the requirements. This work may in turn inform future clarifying changes to the 3.8.5.5. and general adaptability requirements that could be reviewed with other stakeholder and possibly lead to a recommendation to Council.

At this time, my intent is that the current requirements are the starting point for this discussion, and that we can then discuss our proposed interim policy as the potential path forward and give them the opportunity to offer suggestions which we can build on.

If either of you are willing, let me know as I hope to set up this meeting with HAVAN in the near future.

Regards,

KEVIN LAU, P.Eng., CP - Tel. (604) 871-6085

Building Policy Engineer - City of Vancouver - Development, Building, and Licenses Services

2019 Vancouver Building Bylaw information: <http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>



Please consider the environment before you print.



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish and Tsleil-Waututh peoples.

---

From: Westerman, Denise  
Sent: Wednesday, September 30, 2020 1:49 PM  
To: Lau, Kevin  
Subject: thanks again for the clarification

As we don't have any resources to expedite any applications  
Sincerely,  
DW

---

From: Lau, Kevin  
Sent: Wednesday, September 30, 2020 1:42 PM  
To: Diana Dilworth; Lam, Matthew  
Cc: Adcock, Jessie; Ryan, Pat (CBO); Turishev, Boris; Westerman, Denise; Chen, Tony  
Subject: RE: Meeting with Homebuilders Association Vancouver Sept 24

Hi Diana,

Thank you for your letter. The Building group and Chief Building Official's office are happy to continue our productive relationship with HAVAN as we address the challenges associated with providing suitable the adaptable washrooms, particularly in smaller living spaces.

In reading your letter, it comes to mind that some clarity may be warranted with respect to hardship letters as this was not fully discussed in our prior meeting. As your membership is well aware, the effective Building By-law is set at the time of application. A transition period of nearly 6 months, until the end of 2019, was provided by the Chief Building Official with the view that this should have provided sufficient time for the majority of projects not yet submitted to be updated or submitted for building permit. It is our view, that a specific hardship is based on concerns related to the conditions of the development in that a design is incapable or cannot practically achieve the requirements of the applicable Building By-law, and not solely as a consequence of the timing of application. As such, the previously discussed concerns related to 1-1/2 storey laneways with aggregate areas of around 40 sq. m. (or just over) could be an example of such a circumstance which may warrant additional consideration. But as indicated in our meeting, the list of such projects should be the most critical projects and is not expected to include all submissions in 2020, the requirements of which have been established by applicable Building By-law.

As you have alluded to in your letter, we are actively working towards developing a set of criteria to clarify the application of the flexibility provision provided in the VBBL which we hope will resolve the majority of the concerns your membership currently faces. We thank you for your forbearance as we work towards a resolution.



Regards,

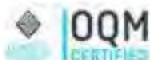
KEVIN LAU, P.Eng., CP - Tel. (604) 871-6085

Building Policy Engineer - City of Vancouver - Development, Building, and Licenses Services

2019 Vancouver Building Bylaw information: <http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>



Please consider the environment before you print.



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish and Tsleil-Waututh peoples.

---

**From:** Diana Dilworth [mailto:[diana@havan.ca](mailto:diana@havan.ca)]

**Sent:** Wednesday, September 30, 2020 9:42 AM

**To:** Lam, Matthew; Lau, Kevin

**Cc:** Adcock, Jessie; Patrick, Ryan (Surveying); Turishev, Boris; Westerman, Denise; Chen, Tony

**Subject:** Meeting with Homebuilders Association Vancouver Sept 24

Good morning,

As a follow-up to our meeting of last week, we wanted to express our appreciation for the time and willingness to work toward resolution of our VBBL 2019 issue.

Please find a letter of appreciation, with details of our discussions and anticipated follow-up.

Sincerely,

~ Diana

**Diana Dilworth**

Director of Government Relations

Homebuilders Association Vancouver

direct: 778-373-9784 / cell: 604-831-8620

#1011, 7445 132 Street, Surrey, BC V3W 1J8

[www.havan.ca](http://www.havan.ca) [[havan.ca](http://havan.ca)]

**From:** ["Ryan, Pat \ \(CBO\\)" <patrick.ryan@vancouver.ca>](mailto:patrick.ryan@vancouver.ca)  
**To:** ["Lau, Kevin" <Kevin.Lau@vancouver.ca>](mailto:Kevin.Lau@vancouver.ca)  
**Date:** 9/2/2020 10:44:56 AM  
**Subject:** Accepted: Briefing re: HAVAN letter about Adaptable Washrooms requirements

---

**From:** ["Ryan, Pat \ \(CBO\\)" <patrick.ryan@vancouver.ca>](mailto:patrick.ryan@vancouver.ca)  
**To:** ["Lau, Kevin" <Kevin.Lau@vancouver.ca>](mailto:Kevin.Lau@vancouver.ca)  
**Date:** 9/2/2020 10:33:11 AM  
**Subject:** Accepted: Hold: Meeting with HAVAN re: adaptable washrooms

---

**From:** ["Turishev, Boris" <Boris.Turishev@vancouver.ca>](mailto:Boris.Turishev@vancouver.ca)  
**To:** ["Lau, Kevin" <Kevin.Lau@vancouver.ca>](mailto:Kevin.Lau@vancouver.ca)  
**Date:** 9/2/2020 10:27:27 AM  
**Subject:** Accepted: Hold: Meeting with HAVAN re: adaptable washrooms

---



**From:** ["Lam, Matthew" <matthew.lam@vancouver.ca>](mailto:matthew.lam@vancouver.ca)  
**To:** ["Lau, Kevin" <Kevin.Lau@vancouver.ca>](mailto:Kevin.Lau@vancouver.ca)  
**Date:** 9/2/2020 11:36:05 AM  
**Subject:** Accepted: Hold: Meeting with HAVAN re: adaptable washrooms

---

**From:** ["Ryan, Pat \ \(CBO\\)" <patrick.ryan@vancouver.ca>](mailto:patrick.ryan@vancouver.ca)  
**To:** ["Lau, Kevin" <Kevin.Lau@vancouver.ca>](mailto:Kevin.Lau@vancouver.ca)  
**Date:** 9/10/2020 11:05:11 AM  
**Subject:** Accepted: Meeting with HAVAN re: adaptable washrooms

---

**From:** ["Turishev, Boris" <Boris.Turishev@vancouver.ca>](mailto:Boris.Turishev@vancouver.ca)  
**To:** ["Lau, Kevin" <Kevin.Lau@vancouver.ca>](mailto:Kevin.Lau@vancouver.ca)  
**Date:** 9/10/2020 10:56:35 AM  
**Subject:** Accepted: Meeting with HAVAN re: adaptable washrooms

---

**From:** "Lam, Matthew" <matthew.lam@vancouver.ca>  
**To:** "Lau, Kevin" <Kevin.Lau@vancouver.ca>  
**Date:** 9/21/2020 7:53:49 PM  
**Subject:** Accepted: Meeting with HAVAN re: adaptable washrooms

---

**From:** ["Lau, Kevin" <kevin.lau@vancouver.ca>](mailto:kevin.lau@vancouver.ca)  
**To:** [jake@smallworks.ca](mailto:jake@smallworks.ca)  
[khang@architrixstudio.com](mailto:khang@architrixstudio.com)  
[diana@havan.ca](mailto:diana@havan.ca)  
**CC:** ["Turishev, Boris" <boris.turishev@vancouver.ca>](mailto:boris.turishev@vancouver.ca)  
["Lam, Matthew" <matthew.lam@vancouver.ca>](mailto:matthew.lam@vancouver.ca)  
["Westerman, Denise" <denise.westerman@vancouver.ca>](mailto:denise.westerman@vancouver.ca)  
["Weber, Paul" <paul.weber@vancouver.ca>](mailto:paul.weber@vancouver.ca)  
**Date:** 10/26/2020 10:42:45 AM  
**Subject:** Adaptable Washrooms Policy Discussion - 2020Oct20  
**Attachments:** 2020OCT20 HAVAN discussion - Adaptable Washrooms.pptx

---

Hi Jake & Khang,

This has taken me longer than expected to get back to you, but here is the interim policy Building group is proposing for discussion. You can find this on the hastily thrown together slides you saw at our meeting (attached here for your reference).

In the meeting, we acknowledge that industry faces certain challenges with the increasingly small foot print designs in which the space required for washrooms represents a significant proportion of the floor plate. We also shared with you the general direction and future actions Building group is intending, and hope that the interim policy proposal related to adaptable washrooms addresses the major concerns we have heard from HAVAN thus far.

As discussed, we understand that you would be willing to run this past some of the local builders, which we greatly appreciate. We also understand that you suggested a 2 week period to gather comments which we find entirely reasonable. After we have heard from you, CBO's office intends to adjust the final wording so as to provide as much clarity as possible for industry and City staff.

We understand that there are still some policy items to bridge, for which there needs to be further internal discussion, specifically:

- What is a reasonable floor size beyond which the full 3 piece adaptable washroom should be required? (we heard from you that it likely lies somewhere between 600 to 700 sq.ft.), and
- Would it be acceptable to provide the adaptable washroom on an different floor rather than on the floor with the principal living area? (which CBO s office has noted is not necessarily consistent with Council intent, but there may well be certain conditions in which this becomes a reasonable accommodation))

These are broader questions, so we will explore this and return to you in the near future with our findings, the answers of which may form a revision to the proposed interim position, or may find its way as part of larger set of future changes to the Building By-law language.

Once again, I thank you again for offering to provide a sounding board for these proposals. We look forwards to your further comments.

Regards,

KEVIN LAU, P.Eng., CP - Tel. (604) 871-6085

Building Policy Engineer - City of Vancouver - Development, Building, and Licenses Services

*Note: CBO's office staff provides general opinions or comments based solely on the information available at that time. The expressed opinions may not necessarily be applicable in all circumstances or to every design, and as a consequence should not be construed as a pre-approval of any designs, materials, or systems.*

2019 Vancouver Building Bylaw information: <http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>



Please consider the environment before you print.



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish and Tsleil-Waututh peoples.

# Adaptable Washrooms

Discussion with HAVAN 2020OCT20



# Current VBBL Wording

## 3.8.5.5. Adaptable Dwelling Unit Bathrooms

- 1) One bathroom in an *adaptable dwelling unit* of more than 40 m<sup>2</sup> shall
  - a) have a minimum clear floor space of 750 mm by 1200 mm in front of a washbasin, toilet, bathtub or shower,
  - b) be configured to accommodate the future installation of a low barrier shower and shall be constructed with
    - i) double floor joists under a bathtub on timber construction,
    - ii) a second shower drain under a bathtub on timber construction with concrete topping,
    - iii) a second shower drain under a bathtub on a concrete slab, or
    - iv) measures to the satisfaction of the *Chief Building Official* where it can be demonstrated that the future installation of a low barrier shower can be installed without substantial changes to the *building* structure or layout, and
  - c) be located on an *accessible* floor level or the largest floor level where there is no accessible floor.
- 2) Walls adjacent to the water closet and bathtub or shower shall accommodate the future installation of grab bars conforming to
  - a) Clauses 3.8.3.11.(1)(e) and (f) for water closets, and
  - b) Clause 3.8.3.16.(1)(f) for showers or 3.8.3.17.(1)(f) for bathtubs.
- 3) All bath and shower controls in *adaptable dwelling units* shall be easily accessible from an open floor space or offset.
- 4) All washbasins in *adaptable dwelling units* shall be equipped with lever-type faucets or hardware that does not require a tight grasp or twisting action of the wrist.

# Interim Direction 2020Oct

1. That the triggering requirement for the adaptable bathroom requirements would be based upon an assessment of the size of the livable floor space of a suite on a floor by floor basis, meaning that:
  - a) the adaptable bathroom will be required where any such livable floor space exceeds 40 sq. m.
  - b) the determination of livable floor space is based upon that portion of the floor area of a given storey of the building which is intended.
  - c) that the adaptable washroom should be provided on the principal living space on a floor area that is 40 sq. m. or more in order to perform its intended function.
  - d) The current extent of the adaptable bathroom requirements for 3.8.5.5. require either a 3 piece bathroom set, or a sink and toilet plus suitable provision for future installation of a low barrier shower.
2. The underlying general intent of the adaptable bathroom provisions of 3.8.5.5. are to require a dedicated bathroom space ready for future adaptation to accommodate an occupant whose may have physical needs have changes such that they differ from what the present arrangement can accommodate at a minimal cost to the owner.

# Interim Direction 2020Oct

3. Where an owner opts to forego a 3 piece bathroom, the interim proposal for two piece adaptable washroom generally complying with Article 3.8.5.5. shall include the following:
  - a) a washbasin and toilet
  - b) the pre allocation of a dedicated space for the installation of a low barrier shower which:
    - i. is a dedicated separate space that is not currently a part of the 2 piece bathroom, (such as a 3'X3' / 3'X 4' / 3'X5' / 5'x2.5' bathtub size)
    - ii. may include storage space or similar non-essential space
    - iii. may not include the current washer and dryer location, service rooms or spaces
    - iv. shall have suitable structural support to accommodate the future installation of the low barrier shower and surrounds.
    - v. where the floor is concrete or has a concrete topping, it shall be constructed to accommodate for the future installation of the shower that does not require extensive demolition or cutting of the concrete
  - c) a minimum clear floor space of 750mm X 1200mm for maneuvering shall be provided in front of the washbasin, toilet, and the dedicated bathtub / shower space.
    - i. The clear floor space is to be designed so as to allow sufficient maneuvering room for the occupant to readily transition to and from the future low barrier shower from dedicated separate space without unusual effort.
    - ii. The minimum clear floor space may not overlapping the sink, toilet, or the dedicated space for the lower barrier shower
  - d) The washroom fixtures shall not be overlap nor shall they overlap the dedicated space
  - e) Preplumbing shall be required to support the future installation of a lower barrier shower
    - i. with domestic cold and hot water,
    - ii. with a drain intended for the future installation of a low barrier shower,
    - iii. without requiring extensive or costly modification to a facilitate the future installation of the low barrier shower
  - f) The design drawings shall indicate the location and extents of the dedicated space for the low barrier shower, and indicate the location of all pre-plumbing roughed-in at the dedicated separate space on the initial permit application drawings.

# Further Discussion & Input

It was further discussed that:

- Adaptability requirements do not apply to renovations of an existing suite – and so that future renovations works to an existing suite will not require an owner to install an adaptable bathroom per the requirements of Article 3.8.5.5. (However, it was not discussed with respect to the creation of a new suite – it being generally understood that this would be new work)
- That while the past and current adaptable bathroom requirements of the VBBL do provide the option for preplumbing for a future shower without restriction, that it is appropriate and consistent with Council's past direction to establish a maximum size with respect to the pre-plumbing option.

# Further Action

The following future actions to be undertaken CBO's office staff:

- Identify a maximum size on the livable floor space of a storey, which is eligible for preplumbing.
- Following the above:
  - a) CBO's office intends to create Notes to VBBL to further clarify the agreed upon general principles of the current policy.
  - b) Subject to further direction from the Citywide Taskforce on Accessibility, consult with the HAVAN and other stakeholders, with respect to drafting a set of changes to Article 3.8.5.5. to provide greater clarity as specificity with respect to the requirements.

**From:** "Lau, Kevin" <[kevin.lau@vancouver.ca](mailto:kevin.lau@vancouver.ca)>  
**To:** "Turishev, Boris" <[boris.turishev@vancouver.ca](mailto:boris.turishev@vancouver.ca)>  
"Weber, Paul" <[paul.weber@vancouver.ca](mailto:paul.weber@vancouver.ca)>  
[jake@smallworks.ca](mailto:jake@smallworks.ca)  
[khang@architrixstudio.com](mailto:khang@architrixstudio.com)  
**CC:** "Westerman, Denise" <[denise.westerman@vancouver.ca](mailto:denise.westerman@vancouver.ca)>  
[diana@havan.ca](mailto:diana@havan.ca)  
"Lam, Matthew" <[matthew.lam@vancouver.ca](mailto:matthew.lam@vancouver.ca)>  
**Date:** 10/14/2020 3:31:16 PM  
**Subject:** Adaptable Washrooms Policy Discussion

---

Agenda: This meeting is to further discuss the technical aspects of incorporating adaptable washrooms into small dwelling units only briefly discussed in our prior meeting.

-- Do not delete or change any of the following text. --

**When it's time, join your Webex meeting here.**

Meeting number (access code): s.15(1)(l)

Meeting password: s.15(1)(l)

[Join meeting](#)

**Tap to join from a mobile device (attendees only)**

+1-604-646-8916, s.15(1)(l) VANCOUVER LOCAL  
1-855-699-3239, s.15(1)(l) CANADA/US TOLL FREE

**Join by phone**

1-604-646-8916 VANCOUVER LOCAL  
1-855-699-3239 CANADA/US TOLL FREE

[Global call-in numbers](#) | [Toll-free calling restrictions](#)

If you are a host, [click here](#) to view host information.

Need help? Go to <https://cov.service-now.com/cov>

**IMPORTANT NOTICE:** Please note that this WebEx service allows audio and other information sent during the session to be recorded, which may be discoverable in a legal matter. By joining this session, you automatically consent to such recordings. If you do not consent to being recorded, discuss your concerns with the host or do not join the session.

**Collection Notice and Consent Statement**

Personal information collected, whether via WebEx, email or telephone, will be used by the City of Vancouver only for the purpose of managing attendance and collaborating with other individuals involved in the meeting. Such personal information is collected by the City of Vancouver under the authority of s. 26(c) of the Freedom of Information and Protection of Privacy Act. Questions may be directed to the Director, Access to Information at 453 West 12th Avenue, Vancouver, British Columbia V5Y 1V4 or via telephone at 604-873-7000

NOTE THAT ANY INFORMATION SUBMITTED TO WEBEX WILL BE STORED ON SERVERS IN THE UNITED STATES AND ACCESSED IN THE UNITED STATES OR INTERNATIONALLY WHEN REQUESTED BY COV FOR TECHNICAL SUPPORT PURPOSES AND BY CISCO IN ACCORDANCE WITH WEBEX PRIVACY POLICY



**From:** "Lau, Kevin" <kevin.lau@vancouver.ca>  
**To:** "Ryan, Pat (CBO)" <patrick.ryan@vancouver.ca>  
**Date:** 9/2/2020 10:38:39 AM  
**Subject:** Briefing re: HAVAN letter about Adaptable Washrooms requirements

---

Agenda: To bring you up to date on recent concerns related to adaptable washrooms

-- Do not delete or change any of the following text. --

When it's time, join your Webex meeting here.

Meeting number (access code): s.15(1)(l)

Meeting password: s.15(1)(l)

Join meeting <<https://vancouver.webex.com/vancouver/j.php?MTID=me1f812e2768a973ed701ae61327dd912>>

Tap to join from a mobile device (attendees only)

+1-604-646-8916,, s.15(1)(l) <tel:%2B1-604-646-8916,,\*01\*1466887072%23%23\*01\*> VANCOUVER LOCAL

1-855-699-3239,, s.15(1)(l) <tel:1-855-699-3239,,\*01\*1466887072%23%23\*01\*> CANADA/US TOLL FREE

Join by phone

1-604-646-8916 VANCOUVER LOCAL

1-855-699-3239 CANADA/US TOLL FREE

Global call-in numbers <<https://vancouver.webex.com/vancouver/globalcallin.php?MTID=mcd00a9990fd395e991118bb69fac78>> | Toll-free calling restrictions

<[https://www.webex.com/pdf/tollfree\\_restrictions.pdf](https://www.webex.com/pdf/tollfree_restrictions.pdf)>

If you are a host, click here <<https://vancouver.webex.com/vancouver/j.php?MTID=m73044ef95f08f813c11e375128bd10c4>> to view host information.

Need help? Go to <https://cov.service-now.com/cov>

**IMPORTANT NOTICE:** Please note that this WebEx service allows audio and other information sent during the session to be recorded, which may be discoverable in a legal matter. By joining this session, you automatically consent to such recordings. If you do not consent to being recorded, discuss your concerns with the host or do not join the session.

#### Collection Notice and Consent Statement

Personal information collected, whether via WebEx, email or telephone, will be used by the City of Vancouver only for the purpose of managing attendance and collaborating with other individuals involved in the meeting. Such personal information is collected by the City of Vancouver under the authority of s. 26(c) of the Freedom of Information and Protection of Privacy Act. Questions may be directed to the Director, Access to Information at 453 West 12th Avenue, Vancouver, British Columbia V5Y 1V4 or via telephone at 604-873-7000

**NOTE THAT ANY INFORMATION SUBMITTED TO WEBEX WILL BE STORED ON SERVERS IN THE UNITED STATES AND ACCESSED IN THE UNITED STATES OR INTERNATIONALLY WHEN REQUESTED BY COV FOR TECHNICAL SUPPORT PURPOSES AND BY CISCO IN ACCORDANCE WITH WEBEX PRIVACY POLICY**

**From:** ["Lau, Kevin" <kevin.lau@vancouver.ca>](mailto:kevin.lau@vancouver.ca)  
**To:** ["Ryan, Pat \(CBO\)" <patrick.ryan@vancouver.ca>](mailto:patrick.ryan@vancouver.ca)  
**Date:** 9/8/2020 12:10:30 PM  
**Subject:** Canceled: Briefing re: HAVAN letter about Adaptable Washrooms requirements

---

Since we were efficient and got through this on Tuesday morning, we don't need this meeting anymore.

Agenda: To bring you up to date on recent concerns related to adaptable washrooms

**From:** ["Diana Dilworth" <diana@havan.ca>](mailto:diana@havan.ca)  
**To:** ["Lau, Kevin" <Kevin.Lau@vancouver.ca>](mailto:Kevin.Lau@vancouver.ca)  
**Date:** 9/4/2020 10:41:25 AM  
**Subject:** [EXT] Accepted: Hold: Meeting with HAVAN re: adaptable washrooms

---

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

**From:** ["Ron Rapp" <ron@havan.ca>](mailto:ron@havan.ca)  
**To:** ["Lau, Kevin" <Kevin.Lau@vancouver.ca>](mailto:Kevin.Lau@vancouver.ca)  
**Date:** 9/10/2020 10:27:42 AM  
**Subject:** [EXT] Accepted: Meeting with HAVAN re: adaptable washrooms

---

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

**From:** "Khang Nguyen" <khang@architrixstudio.com>  
**To:** "Lau, Kevin" <Kevin.Lau@vancouver.ca>  
**Date:** 9/7/2020 5:53:04 PM  
**Subject:** [EXT] Accepted: Meeting with HAVAN re: adaptable washrooms @  
Fri 18 Sep 2020 2pm - 3pm (PDT) (Lau, Kevin)  
**Attachments:** invite.ics

---

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

**Khang Nguyen has accepted this invitation.**

### **Meeting with HAVAN re: adaptable washrooms**

**When** Fri 18 Sep 2020 2pm – 3pm Pacific Time - Vancouver  
**Where** WebEx ([map \[google.com\]](https://www.google.com))  
**Calendar** Lau, Kevin  
**Who**

- Lau, Kevin- organiser
- Khang Nguyen- creator
- Ryan, Pat (CBO)
- Turishev, Boris
- diana@havan.ca
- jake@smallworks.ca
- Lam, Matthew
- ron@havan.ca

Updated 2020Sept04: Sent additional invites to HAVAN representatives

Updated 2020Sep03: Added WebEx details & invitation to HAVAN representatives.

Diana:

I don't have email addresses for:

- Ron Rap, CEO, Homebuilders Association Vancouver
- Jake Fry, CEO, Smallworks
- Khang Ngyuen, Architrix Studio

So, I you could kindly forward the WebEx details on to them. Thanks.

Agenda: Meeting w/ HAVAN to discuss as adaptable washrooms and recent challenges.



-- Do not delete or change any of the following text. --

When it's time, join your Webex meeting here.

Meeting number (access code): s.15(1)(l)

Meeting password: s.15(1)(l)

Join meeting

Tap to join from a mobile device (attendees only)

+1-604-646-8916, s.15(1)(l) VANCOUVER LOCAL

1-855-699-3239, s.15(1)(l) CANADA/US TOLL FREE

Join by phone

1-604-646-8916 VANCOUVER LOCAL

1-855-699-3239 CANADA/US TOLL FREE

Global call-in numbers | Toll-free calling restrictions

If you are a host, click here to view host information.

Need help? Go to <https://cov.service-now.com/cov> [google.com]



IMPORTANT NOTICE: Please note that this WebEx service allows audio and other information sent during

Collection Notice and Consent Statement

Personal information collected, whether via WebEx, email or telephone, will be used by the City of Vancouver

NOTE THAT ANY INFORMATION SUBMITTED TO WEBEX WILL BE STORED ON SERVERS IN THE U

CY

Invitation from [Google Calendar \[google.com\]](#)

You are receiving this courtesy email at the account kevin.lau@vancouver.ca because you are an attendee of this event.

To stop receiving future updates for this event, decline this event. Alternatively, you can sign up for a Google Account at <https://www.google.com/accounts/>

Forwarding this invitation could allow any recipient to send a response to the organiser and be added to the guest list, invite others

**From:**  
**Date:**  
**Subject:**  
**Attachments:** Meeting with HAVAN re: adaptable washrooms.ics

---

**From:**  
**Subject:** Meeting with HAVAN re: adaptable washrooms  
**Location:** WebEx  
**When:** 9/18/2020 9:00:00 PM - 10:00:00 PM

---

## Meeting with HAVAN re: adaptable washrooms

Updated 2020Sept04: Sent additional invites to HAVAN representatives  
Updated 2020Sep03: Added WebEx details & invitation to HAVAN representatives.  
Diana: I don't have email addresses for:  
• Ron Rap, CEO, Homebuilders Association Vancouver  
• Jake Fry, CEO, Smallworks  
• Khang Ngyuen, Architrix Studio  
So, I you could kindly forward the WebEx details on to them. Thanks.  
Agenda: Meeting w/ HAVAN to discuss as adaptable washrooms and recent challenges.  
-- Do not delete or change any of the following text. --  
When it's time, join your Webex meeting here.  
Meeting number (access code): s.15(1)(l)  
s.15(1)(l) Meeting password: s.15(1)(l)  
Join meeting  
Tap to join from a mobile device (attendees only)  
+1-604-646-8916, s.15(1)(l)  
VANCOUVER LOCAL  
1-855-699-3239, s.15(1)(l)  
CANADA/US TOLL FREE  
Join by phone  
1-604-646-8916 VANCOUVER LOCAL  
1-855-699-3239 CANADA/US TOLL FREE  
Global call-in numbers | Toll-free calling restrictions  
If you are a host, click here to view host information.  
Need help? Go to <https://cov.service-now.com/cov>  
IMPORTANT NOTICE: Please note that this WebEx service allows audio and other information sent during the session to be recorded, which may be discoverable in a legal matter. By joining this session, you automatically consent to such recordings. If you do not consent to being recorded, discuss your concerns with the host or do not join the session.  
Collection Notice and Consent Statement  
Personal information collected, whether via WebEx, email or telephone, will be used by the City of Vancouver only for the purpose of managing attendance and collaborating with other individuals involved in the meeting. Such personal information is collected by the City of Vancouver under the authority of s. 26(c) of the Freedom of Information and Protection of Privacy Act. Questions may be directed to the Director, Access to Information at 453 West 12th Avenue, Vancouver, British Columbia V5Y 1V4 or via telephone at 604-873-7000  
NOTE THAT ANY INFORMATION SUBMITTED TO WEBEX WILL BE STORED ON SERVERS IN THE UNITED STATES AND ACCESSED IN THE UNITED STATES OR INTERNATIONALLY WHEN REQUESTED BY COV FOR TECHNICAL SUPPORT PURPOSES AND BY CISCO IN ACCORDANCE WITH WEBEX PRIVACY POLICY  
CY



**From:** "Khang Nguyen" <khang@architrixstudio.com>  
**To:** "Lau, Kevin" <Kevin.Lau@vancouver.ca>  
**Date:** 9/10/2020 10:58:16 AM  
**Subject:** [EXT] Accepted: Meeting with HAVAN re: adaptable washrooms @  
Thu 24 Sep 2020 9am - 10am (PDT) (Lau, Kevin)  
**Attachments:** invite.ics

---

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

**Khang Nguyen has accepted this invitation.**

### **Meeting with HAVAN re: adaptable washrooms**

**When** Thu 24 Sep 2020 9am – 10am Pacific Time - Vancouver  
**Where** WebEx ([map \[google.com\]](https://www.google.com))  
**Calendar** Lau, Kevin  
**Who**

- Lau, Kevin- organiser
- Khang Nguyen- creator
- Ryan, Pat (CBO)
- Turishev, Boris
- diana@havan.ca
- jake@smallworks.ca
- Lam, Matthew
- ron@havan.ca

Updated 2020Sept10: Rescheduled for Sept 24 per attendee request.

Updated 2020Sept04: Sent additional invites to HAVAN representatives.

Updated 2020Sep03: Added WebEx details & invitation to HAVAN representatives.

Diana:

I don't have email addresses for:

- Ron Rap, CEO, Homebuilders Association Vancouver
- Jake Fry, CEO, Smallworks
- Khang Ngyuen, Architrix Studio

So, I you could kindly forward the WebEx details on to them. Thanks.

Agenda: Meeting w/ HAVAN to discuss as adaptable washrooms and recent challenges.

-- Do not delete or change any of the following text. --

When it's time, join your Webex meeting here.

Meeting number (access code): s.15(1)(l)

Meeting password: s.15(1)(l)

Join meeting

Tap to join from a mobile device (attendees only)

+1-604-646-8916,, s.15(1)(l) VANCOUVER LOCAL

1-855-699-3239,, s.15(1)(l) CANADA/US TOLL FREE

Join by phone

1-604-646-8916 VANCOUVER LOCAL

1-855-699-3239 CANADA/US TOLL FREE

Global call-in numbers | Toll-free calling restrictions

If you are a host, click here to view host information.

Need help? Go to <https://cov.service-now.com/cov> [google.com]

IMPORTANT NOTICE: Please note that this WebEx service allows audio and other information sent during

Collection Notice and Consent Statement

Personal information collected, whether via WebEx, email or telephone, will be used by the City of Vancouver

NOTE THAT ANY INFORMATION SUBMITTED TO WEBEX WILL BE STORED ON SERVERS IN THE U

CY

CY

Invitation from [Google Calendar \[google.com\]](#)

You are receiving this courtesy email at the account kevin.lau@vancouver.ca because you are an attendee of this event.

To stop receiving future updates for this event, decline this event. Alternatively, you can sign up for a Google Account at <https://accounts.google.com>

Forwarding this invitation could allow any recipient to send a response to the organiser and be added to the guest list, invite others

**From:**  
**Date:**  
**Subject:**  
**Attachments:** Meeting with HAVAN re: adaptable washrooms.ics

---







**From:** ["Diana Dilworth" <diana@havan.ca>](mailto:diana@havan.ca)  
**To:** ["Lau, Kevin" <Kevin.Lau@vancouver.ca>](mailto:Kevin.Lau@vancouver.ca)  
**Date:** 9/10/2020 10:42:55 AM  
**Subject:** [EXT] Accepted: Meeting with HAVAN re: adaptable washrooms

---

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

**From:** "Khang Nguyen" <khang@architrixstudio.com>  
**To:** "Lau, Kevin" <Kevin.Lau@vancouver.ca>  
**CC:** [jake@smallworks.ca](mailto:jake@smallworks.ca)  
[diana@havan.ca](mailto:diana@havan.ca)  
**Date:** 12/1/2020 4:45:04 PM  
**Subject:** [EXT] Re: [EXT] Re: [EXT] Re: Adaptable Washrooms Policy Discussion - 2020Oct20

---

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

That sounds good Kevin, thank you.

Glad to hear the intent was not to try to get the adaptable bathroom on every floor, as the wording did seemed to press in that direction.

Talk soon,

Khang Nguyen  
**Architrix Studio**  
216-289 Alexander Street  
Vancouver, B.C. V6A 4H6  
T: 604.677.7877

**Stay connected with Architrix!**

Find us on [Facebook \[facebook.com\]](https://www.facebook.com) | [Twitter \[twitter.com\]](https://twitter.com) | [Houzz \[houzz.com\]](https://www.houzz.com)

On Tue, Dec 1, 2020 at 8:29 AM Lau, Kevin <[Kevin.Lau@vancouver.ca](mailto:Kevin.Lau@vancouver.ca)> wrote:

Thanks for this Khang.

We'll need a few days to digest the information fully but from a quick glance, let me set the industry at ease in that it is not the intent to require an adaptable washroom on every floor. I think some rewording is required in order there to clarify that intent.

Kevin

---

From: Khang Nguyen [mailto:[khang@architrixstudio.com](mailto:khang@architrixstudio.com)]  
Sent: Tuesday, December 01, 2020 7:39 AM

---

To: Lau, Kevin <[Kevin.Lau@vancouver.ca](mailto:Kevin.Lau@vancouver.ca)>  
Cc: [jake@smallworks.ca](mailto:jake@smallworks.ca); [diana@havan.ca](mailto:diana@havan.ca)  
Subject: [EXT] Re: [EXT] Re: Adaptable Washrooms Policy Discussion - 2020Oct20

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

\u-257 ?

Hi Kevin, hope you enjoyed your time off the past few weeks.

I have collected comments back from our peer group of 27 architects and designers, and here is the general consensus:

Interim Direction 1:

- there was concern about this direction because it states the requirement of an adaptable bathroom on every floor, which isn't what the code should be seeking,
- there is consensus that the requirement to have an adaptable bathroom on every floor with a min 40m<sup>2</sup> will be very onerous,
- the original wording of the code to place the adaptable shower on 'the accessible floor or the largest floor' is clear and should be kept as is; it can clearly be interpreted.

Interim Direction 2:

- the direction is fine, and there is a request that the interpretation of this 'dedicated space' be flexible with reasonable openness to the various ways this will be provided for,
- for example there should be the option to have the dedicated space located in a different location than the 2 piece bathroom, like at a swimming pool where there is

a changing/ shower area that does not have direct access to a toilet or sink, this allows the dedicated space to be placed somewhere potentially more usable until conversion is needed, if ever,

- the dedicated space could be as small as 30"x30", shower pans come that small, such as this: [Boya Pan \[rona.ca\]](http://BoyaPan[rona.ca]).

#### Notes/ Requests:

- if the 40m2 is going to be interpreted as 'per floor' then to increase that min to upwards of 80m2,

- everyone agreed that homes on 33' wide lots will have difficulty finding the space to for the dedicated shower space without compromising an already tight floorplan, thus the 80m2 comes from the typical floor plate produced on a 33' wide, so if you plan your main floor less than 80m2, your upper floor will be larger, thus allowing the adaptable bathroom to be placed upstairs,

- 40m2 is very small and triggers most small homes in a very punitive way,

- define the min trigger area based on gross FSR,

- provide the option of an electrical rough in and designing stairs to the 2nd floor to accommodate a lift to negate the adaptable bathroom requirement altogether,

- everyone agreed that a lift would be much more functional and pragmatic because the upper floor is where the bedrooms are located.

I hope that was all clear.

Let me know if you would like to have another conversation on this.

Otherwise we look forward to the next draft and I will resend it out to the group for final comments when ready.

Thank you Kevin,

Khang Nguyen

**Architrix Studio**

216-289 Alexander Street

Vancouver, B.C. V6A 4H6

T: 604.677.7877

**Stay connected with Architrix!**

Find us on [Facebook \[facebook.com\]](https://facebook.com) | [Twitter \[twitter.com\]](https://twitter.com) | [Houzz \[houzz.com\]](https://houzz.com)

**From:** "Khang Nguyen" <khang@architrixstudio.com>  
**To:** "Lau, Kevin" <Kevin.Lau@vancouver.ca>  
**CC:** [jake@smallworks.ca](mailto:jake@smallworks.ca)  
[diana@havan.ca](mailto:diana@havan.ca)  
**Date:** 11/12/2020 2:32:53 PM  
**Subject:** [EXT] Re: [EXT] Re: Adaptable Washrooms Policy Discussion - 2020Oct20

---

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Sounds good Kevin, thank you.

Khang Nguyen  
**Architrix Studio**  
216-289 Alexander Street  
Vancouver, B.C. V6A 4H6  
T: 604.677.7877

**Stay connected with Architrix!**

Find us on [Facebook \[facebook.com\]](https://www.facebook.com) | [Twitter \[twitter.com\]](https://twitter.com) | [Houzz \[houzz.com\]](https://www.houzz.com)

On Thu, Nov 12, 2020 at 2:24 PM Lau, Kevin <[Kevin.Lau@vancouver.ca](mailto:Kevin.Lau@vancouver.ca)> wrote:

Sounds great Khang.

s.22(1) so we'll aim to make more progress in December on this item.

Regards,

KEVIN LAU, P.Eng., CP - Tel. (604) 871-6085

Building Policy Engineer - City of Vancouver - Development, Building, and Licenses Services

2019 Vancouver Building Bylaw information: <http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>



Please consider the environment before you print.

-----



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish and Tsleil-Waututh peoples.

From: Khang Nguyen [mailto:[khang@architrixstudio.com](mailto:khang@architrixstudio.com)]  
Sent: Thursday, November 12, 2020 12:38 PM  
To: Lau, Kevin <[Kevin.Lau@vancouver.ca](mailto:Kevin.Lau@vancouver.ca)>  
Cc: [jake@smallworks.ca](mailto:jake@smallworks.ca); [diana@havan.ca](mailto:diana@havan.ca)  
Subject: [EXT] Re: Adaptable Washrooms Policy Discussion - 2020Oct20

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Hi Kevin,

Just following up on our work on this.

I aim to get you industry feedback on the interim direction by Monday the 16th.

Thank you for your patience Kevin.

Khang Nguyen

**Architrix Studio**

216-289 Alexander Street

Vancouver, B.C. V6A 4H6

T: 604.677.7877

**Stay connected with Architrix!**

Find us on [Facebook \[facebook.com\]](https://facebook.com) | [Twitter \[twitter.com\]](https://twitter.com) | [Houzz \[houzz.com\]](https://houzz.com)

On Tue, Oct 27, 2020 at 11:51 AM Khang Nguyen  
<[khang@architrixstudio.com](mailto:khang@architrixstudio.com)> wrote:

Thank you for this Kevin,

We will circulate this document to the contact list we have and will consolidate comments from the industry back to you in the coming weeks.

Much appreciated,

Khang Nguyen

**Architrix Studio**

216-289 Alexander Street

Vancouver, B.C. V6A 4H6

T: 604.677.7877



**Stay connected with Architrix!**

Find us on [Facebook \[facebook.com\]](https://facebook.com) | [Twitter \[twitter.com\]](https://twitter.com) | [Houzz \[houzz.com\]](https://houzz.com)

On Mon, Oct 26, 2020 at 10:42 AM Lau, Kevin

<[Kevin.Lau@vancouver.ca](mailto:Kevin.Lau@vancouver.ca)> wrote:

Hi Jake & Khang,

This has taken me longer than expected to get back to you, but here is the interim policy Building group is proposing for discussion. You can find this on the hastily thrown together slides you saw at our meeting (attached here for your reference).

In the meeting, we acknowledge that industry faces certain challenges with the increasingly small foot print designs in which the space required for washrooms represents a significant proportion of the floor plate. We also shared with you the general direction and future actions Building group is intending, and hope that the interim policy proposal related to adaptable washrooms addresses the major concerns we have heard from HAVAN thus far.

As discussed, we understand that you would be willing to run this past some of the local builders, which we greatly appreciate. We also understand that you suggested a 2 week period to gather comments which we find entirely reasonable. After we have heard from you, CBO s office intends to adjust the final wording so as to provide as much clarity as possible for industry and City staff.

We understand that there are still some policy items to bridge, for which there needs to be further internal discussion, specifically:

- What is a reasonable floor size beyond which the full 3 piece adaptable washroom should be required? (we heard from you that it likely lies somewhere between 600 to 700 sq.ft.), and
- Would it be acceptable to provide the adaptable washroom on an different floor rather than on the floor with the principal living area? (which CBO's office has noted is not necessarily consistent with Council intent, but there may well be certain conditions in which this becomes a reasonable accommodation))

These are broader questions, so we will explore this and return to you in the near future with our findings, the answers of which may form a revision to the proposed interim position, or may find its way as part of larger set of future changes to the Building By-law language.

Once again, I thank you again for offering to provide a sounding board for these proposals. We look forwards to your further comments.

Regards,

KEVIN LAU, P.Eng., CP - Tel. (604) 871-6085

Building Policy Engineer - City of Vancouver - Development, Building, and Licenses Services

*Note: CBO's office staff provides general opinions or comments based solely on the information available at that time. The expressed opinions may not necessarily be applicable in all circumstances or to every design, and as a consequence should not be construed as a pre-approval of any designs, materials, or systems.*

2019 Vancouver Building Bylaw information: <http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>



Please consider the environment before you print.

-----



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish and Tsleil-Waututh peoples.

**From:** "Khang Nguyen" <khang@architrixstudio.com>  
**To:** "Lau, Kevin" <Kevin.Lau@vancouver.ca>  
**CC:** "Ryan, Pat (CBO)" <patrick.ryan@vancouver.ca>  
"Turishev, Boris" <Boris.Turishev@vancouver.ca>  
"Lam, Matthew" <matthew.lam@vancouver.ca>  
diana@havan.ca  
ron@havan.ca  
jake@smallworks.ca  
**Date:** 9/7/2020 5:54:42 PM  
**Subject:** [EXT] Re: Meeting with HAVAN re: adaptable washrooms

---

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Received, and thank you for the opportunity to have this meeting and discussion. See you all on Sept 18th.

Khang Nguyen  
**Architrix Studio**  
216-289 Alexander Street  
Vancouver, B.C. V6A 4H6  
T: 604.677.7877

**Stay connected with Architrix!**

Find us on [Facebook \[facebook.com\]](https://www.facebook.com/ArchitrixStudio) | [Twitter \[twitter.com\]](https://twitter.com/ArchitrixStudio) | [Houzz \[houzz.com\]](https://www.houzz.com/pro/ArchitrixStudio)

On Fri, Sep 4, 2020 at 2:58 PM Lau, Kevin <[Kevin.Lau@vancouver.ca](mailto:Kevin.Lau@vancouver.ca)> wrote:

Updated 2020Sept04: Sent additional invites to HAVAN representatives

Updated 2020Sep03: Added WebEx details & invitation to HAVAN representatives.

Diana:

I don't have email addresses for:

- Ron Rap, CEO, Homebuilders Association Vancouver
- Jake Fry, CEO, Smallworks
- Khang Ngyuen, Architrix Studio

So, I you could kindly forward the WebEx details on to them. Thanks.

Agenda: Meeting w/ HAVAN to discuss as adaptable washrooms and recent challenges.

-- Do not delete or change any of the following text. --

When it's time, join your Webex meeting here.

Meeting number (access code): s.15(1)(l)  
s.15(1)(l)

Meeting password: s.15(1)(l)

Join  
meeting [vancouver.webex.com]

Tap to join from a mobile device (attendees only)

+1-604-646-8916, s.15(1)(l) VANCOUVER LOCAL  
1-855-699-3239, s.15(1)(l) CANADA/US TOLL FREE

Join by phone

1-604-646-8916 VANCOUVER LOCAL

1-855-699-3239 CANADA/US TOLL FREE

[Global call-in numbers](#) [vancouver.webex.com] | [Toll-free calling restrictions](#) [webex.com]

If you are a host, [click here](#) [vancouver.webex.com] to view host information.

Need help? Go to <https://cov.service-now.com/cov>

**IMPORTANT NOTICE:** Please note that this WebEx service allows audio and other information sent during the session to be recorded, which may be discoverable in a legal matter. By joining this session, you automatically consent to such recordings. If you do not consent to being recorded, discuss your concerns with the host or do not join the session.

**Collection Notice and Consent Statement**

Personal information collected, whether via WebEx, email or telephone, will be used by the City of Vancouver only for the purpose of managing attendance and collaborating with other individuals involved in the meeting. Such personal information is collected by the

City of Vancouver under the authority of s. 26(c) of the Freedom of Information and Protection of Privacy Act. Questions may be directed to the Director, Access to Information at 453 West 12th Avenue, Vancouver, British Columbia V5Y 1V4 or via telephone at 604-873-7000

NOTE THAT ANY INFORMATION SUBMITTED TO WEBEX WILL BE STORED ON SERVERS IN THE UNITED STATES AND ACCESSED IN THE UNITED STATES OR INTERNATIONALLY WHEN REQUESTED BY COV FOR TECHNICAL SUPPORT PURPOSES AND BY CISCO IN ACCORDANCE WITH WEBEX PRIVACY POLICY

CY

**From:** ["Lau, Kevin" <kevin.lau@vancouver.ca>](mailto:kevin.lau@vancouver.ca)  
**To:** ["Ryan, Pat \(CBO\)" <patrick.ryan@vancouver.ca>](mailto:patrick.ryan@vancouver.ca)  
**Date:** 10/8/2020 12:01:56 PM  
**Subject:** FW: [2019 VBBL] Division B, ARticle 3.8.5.5. - Adaptable Bathrooms

---

Hi Pat,

Following our initial conversation with HAVAN, we have had an internal meeting between BRB and HRB to discuss ways forwards to facilitate the laneway projects stuck in HRB due to the current adaptability requirements. We have reached internal agreement on the following principles which is expected to provide a path through for many of these projects, which we expect that HAVAN will be pleased with. My view is that this is generally consistent with what the VBBL has intended, and if you are supportive of the below, then this will form the basis of further discussion with HAVAN and the City wide accessibility taskforce on this subject.

Kevin

---

From: Lau, Kevin  
Sent: Thursday, October 08, 2020 11:41 AM  
To: Lam, Matthew; Chen, Tony; Westerman, Denise; Turishev, Boris  
Subject: [2019 VBBL] Division B, ARticle 3.8.5.5. - Adaptable Bathrooms

Hi everyone,

Thanks for the great discussion earlier today.

This email is intended to summarize the key points of the discussion held at 9:00 h on Thursday October 8, 2020 regarding the application of Adaptable Bathrooms in the 2019 Vancouver Building By-law, Book I Division B, Article 3.8.5.5. and the interim policy developed thus far. The objective of this discussion was to establish clear building policy direction concerning the requirements of Division B, 3.8.5.5. which will cover projects currently in progress, and inform future policy direction in this area.

After extensive general discussion, the following specific principles were agreed upon:

1. That the triggering requirement for the adaptable bathroom requirements would be based upon an assessment of the size of the livable floor space of a suite on a floor by floor basis, meaning that:
  - a. the adaptable bathroom will be required where any such livable floor space exceeds 40 sq. m.
  - b. the determination of livable floor space is based upon that portion of the *floor area* of a given *storey* of the *building* which is intended.
  - c. that the adaptable washroom should be provided on the principal living space on a floor area that is 40 sq. m. or more in order to perform its intended function.
  - d. The current extent of the adaptable bathroom requirements for 3.8.5.5. require either a 3 piece bathroom set, or a sink and toilet plus suitable provision for future installation of a low barrier shower.



2. The underlying general intent of the adaptable bathroom provisions of 3.8.5.5. are to require a dedicated bathroom space ready for future adaptation to accommodate an occupant whose may have physical needs have changes such that they differ from what the present arrangement can accommodate at a minimal cost to the owner.
3. Where an owner opts to forego a 3 piece bathroom, the interim proposal for two piece adaptable washroom generally complying with Article 3.8.5.5. shall include the following:
  - a. a washbasin and toilet
  - b. the pre allocation of a dedicated space for the installation of a low barrier shower which:
    - i. is a dedicated separate space that is not currently a part of the 2 piece bathroom, (such as a 3'X3' / 3'X 4' / 3'X5' / 5'x2.5' bathtub size)
    - ii. may include storage space or similar non-essential space
    - iii. may not include the current washer and dryer location, service rooms or spaces
    - iv. shall have suitable structural support to accommodate the future installation of the low barrier shower and surrounds.
    - v. where the floor is concrete or has a concrete topping, it shall be constructed to accommodate for the future installation of the shower that does not require extensive demolition or cutting of the concrete
  - c. a minimum clear floor space of 750mm X 1200mm for maneuvering shall be provided in front of the washbasin, toilet, and the dedicated bathtub / shower space.
    - i. The clear floor space is to be designed so as to allow sufficient maneuvering room for the occupant to readily transition to and from the future low barrier shower from dedicated separate space without unusual effort.
    - ii. The minimum clear floor space may not overlapping the sink, toilet, or the dedicated space for the lower barrier shower
  - d. The washroom fixtures shall not be overlap nor shall they overlap the dedicated space
  - e. Preplumbing shall be required to support the future installation of a lower barrier shower
    - i. with domestic cold and hot water,
    - ii. with a drain intended for the future installation of a low barrier shower,
    - iii. without requiring extensive or costly modification to a facilitate the future installation of the low barrier shower
  - f. The design drawings shall indicate the location and extents of the dedicated space for the low barrier shower, and indicate the location of all pre-plumbing roughed-in at the dedicated separate space on the initial permit application drawings.

It was further affirmed that:

- Adaptability requirements do not apply to renovations of an existing suite and so that future renovations works to an existing suite will not require an owner to install an adaptable bathroom per the requirements of Article 3.8.5.5. (However, it was not discussed with respect to the creation of a new suite it being generally understood that this would be new work)
- That while the past and current adaptable bathroom requirements of the VBBL do provide the option for preplumbing for a future shower without restriction, that it is appropriate and consistent with Council's past direction to establish a maximum size with respect to the pre-plumbing option.



- ☐ The following future actions are intended to be undertaken CBO's office staff:
- ☐ HAVAN will be:
  - advised of the current interim policies
  - informed and consulted with respect to the intentions to place maximum size on the livable floor space of a storey, which is eligible for preplumbing.
- ☐ Following discussion with HAVAN and other stakeholders, CBO's office will consider drafting a set of changes to Article 3.8.5.5, which may include
  - Specific changes consistent with the above,
  - Notes to VBBL to further clarify the agreed upon general principles noted above.

I trust the foregoing capture the essence of what was discussed and the interim policy. Please let me know if you spot any inaccuracies or have further comments.

Regards,

KEVIN LAU, P.Eng., CP - Tel. (604) 871-6085

Building Policy Engineer - City of Vancouver - Development, Building, and Licenses Services

*Note: CBO's office staff provides general opinions or comments based solely on the information available at that time. The expressed opinions may not necessarily be applicable in all circumstances or to every design, and as a consequence should not be construed as a pre-approval of any designs, materials, or systems.*

2019 Vancouver Building Bylaw information: <http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>

P Please consider the environment before you print.

-----



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish and Tsleil-Waututh peoples.

**From:** ["Lau, Kevin" <kevin.lau@vancouver.ca>](mailto:kevin.lau@vancouver.ca)  
**To:** ["Weber, Paul" <paul.weber@vancouver.ca>](mailto:paul.weber@vancouver.ca)  
["Turishev, Boris" <boris.turishev@vancouver.ca>](mailto:boris.turishev@vancouver.ca)  
**Date:** 10/14/2020 3:56:44 PM  
**Subject:** FW: [2019 VBBL] Division B, ARticle 3.8.5.5. - Adaptable Bathrooms

---

As a prelude to our Oct 20<sup>th</sup> meeting with HAVAN reps, here's the interim policy we've laid out and the subsequent discussion so far. The object is to inform HAVAN of our interim policy, get further feedback from HAVAN on how they see the policy playing out with respect to their designs, and industry, and take away for further consideration any suggestions for improvement or what they view as a logical cut-off for when a full 3 piece adaptable washroom is required.

Kevin

---

From: Lau, Kevin  
Sent: Tuesday, October 13, 2020 9:34 AM  
To: Westerman, Denise ; Lam, Matthew ; Chen, Tony ; Turishev, Boris  
Subject: RE: [2019 VBBL] Division B, ARticle 3.8.5.5. - Adaptable Bathrooms

Hi Matthew,

Do you recall if this decision before or after the 2014 amendment to restrict the application of adaptability to new construction only? For a while, it wasn't generally known that Peter Toneguzzo had put an amendment through to waive existing construction. He had indicated that Building was facing too much opposition to this on existing buildings, and I think Code Committee also wasn't fully aware.

The problem is that this takes a small bathroom renovation, and turns it into a major job as you now need to remove substantial amounts of drywall and tile work so that you can put in the plywood backing for grab bars, and then you need to figure out how to deal with the fact now everything is now ½" out of alignment, which could be an issue for any plumbing, cabinetry, and the interface between old and new wall faces.

I think it is enough to ask for all new washroom spaces as part of addition or conversion, or a rebuild to be made adaptable. Hence the 2019 wording based on that thinking.

Regards,  
KEVIN LAU, P.Eng., CP - Tel. (604) 871-6085  
Building Policy Engineer - City of Vancouver - Development, Building, and Licenses Services

2019 Vancouver Building Bylaw information: <http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>

**P** Please consider the environment before you print.



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish and Tsleil-Waututh peoples.

---

From: Westerman, Denise

Sent: Friday, October 09, 2020 4:49 PM

To: Lam, Matthew <[matthew.lam@vancouver.ca](mailto:matthew.lam@vancouver.ca)>; Lau, Kevin <[Kevin.Lau@vancouver.ca](mailto:Kevin.Lau@vancouver.ca)>; Chen, Tony <[tony.chen@vancouver.ca](mailto:tony.chen@vancouver.ca)>; Turishev, Boris <[Boris.Turishev@vancouver.ca](mailto:Boris.Turishev@vancouver.ca)>

Subject: RE: [2019 VBBL] Division B, Article 3.8.5.5. - Adaptable Bathrooms

2014 VBBL :

- 3)** [This Subsection does not apply to existing *buildings* except
- a) an *addition*,
  - b) the reconstruction of an existing space, and
  - c) the conversion of an existing space into a *seconda*

2019 VBBL :

- 3)** This Subsection does not apply to *existing buildings*, except
- a) the reconstruction of an existing space, or
  - b) the conversion of an existing space into a new *dwelling unit*

You can say "spaces created by reconstruction of an existing space" if it becomes a larger bathroom, but I don't remember any older HRC PC asking for adaptable bathroom with their reno applications when they were up here with Tony & I before David took over.

DW

---

From: Lam, Matthew

Sent: Friday, October 09, 2020 3:51 PM

To: Lau, Kevin; Chen, Tony; Westerman, Denise; Turishev, Boris

Subject: RE: [2019 VBBL] Division B, Article 3.8.5.5. - Adaptable Bathrooms

A remember when we introduced the 2014 VBBL and the adaptable provision where an existing

building is altering and increasing the size of the bathroom, then they should be making it this unit adaptable. This was the decision at that time.

Matthew

---

From: Lau, Kevin

Sent: Thursday, October 8, 2020 11:41 AM

To: Lam, Matthew; Chen, Tony; Westerman, Denise; Turishev, Boris

Subject: [2019 VBBL] Division B, Article 3.8.5.5. - Adaptable Bathrooms

Hi everyone,

Thanks for the great discussion earlier today.

This email is intended to summarize the key points of the discussion held at 9:00 h on Thursday October 8, 2020 regarding the application of Adaptable Bathrooms in the 2019 Vancouver Building By-law, Book I Division B, Article 3.8.5.5. and the interim policy developed thus far. The objective of this discussion was to establish clear building policy direction concerning the requirements of Division B, 3.8.5.5. which will cover projects currently in progress, and inform future policy direction in this area.

After extensive general discussion, the following specific principles were agreed upon:

1. That the triggering requirement for the adaptable bathroom requirements would be based upon an assessment of the size of the livable floor space of a suite on a floor by floor basis, meaning that:
  - a. the adaptable bathroom will be required where any such livable floor space exceeds 40 sq. m.
  - b. the determination of livable floor space is based upon that portion of the *floor area* of a given *storey* of the *building* which is intended.
  - c. that the adaptable washroom should be provided on the principal living space on a floor area that is 40 sq. m. or more in order to perform its intended function.
  - d. The current extent of the adaptable bathroom requirements for 3.8.5.5. require either a 3 piece bathroom set, or a sink and toilet plus suitable provision for future installation of a low barrier shower.
2. The underlying general intent of the adaptable bathroom provisions of 3.8.5.5. are to require a dedicated bathroom space ready for future adaptation to accommodate an occupant whose physical needs may have changes such that they differ from what the present arrangement can accommodate at a minimal cost to the owner.
3. Where an owner opts to forego a 3 piece bathroom, the interim proposal for two piece adaptable washroom generally complying with Article 3.8.5.5. shall include the following:
  - a. a washbasin and toilet
  - b. the pre allocation of a dedicated space for the installation of a low barrier shower which:
    - i. is a dedicated separate space that is not currently a part of the 2 piece bathroom, (such as a 3'X3' / 3'X 4' / 3'X5' / 5'x2.5' bathtub size)



- ii. may include storage space or similar non-essential space
  - iii. may not include the current washer and dryer location, service rooms or spaces
  - iv. shall have suitable structural support to accommodate the future installation of the low barrier shower and surrounds.
  - v. where the floor is concrete or has a concrete topping, it shall be constructed to accommodate for the future installation of the shower that does not require extensive demolition or cutting of the concrete
- c. a minimum clear floor space of 750mm X 1200mm for maneuvering shall be provided in front of the washbasin, toilet, and the dedicated bathtub / shower space.
  - i. The clear floor space is to be designed so as to allow sufficient maneuvering room for the occupant to readily transition to and from the future low barrier shower from dedicated separate space without unusual effort.
  - ii. The minimum clear floor space may not overlapping the sink, toilet, or the dedicated space for the lower barrier shower
- d. The washroom fixtures shall not be overlap nor shall they overlap the dedicated space
- e. Preplumbing shall be required to support the future installation of a lower barrier shower
  - i. with domestic cold and hot water,
  - ii. with a drain intended for the future installation of a low barrier shower,
  - iii. without requiring extensive or costly modification to a facilitate the future installation of the low barrier shower
- f. The design drawings shall indicate the location and extents of the dedicated space for the low barrier shower, and indicate the location of all pre-plumbing roughed-in at the dedicated separate space on the initial permit application drawings.

It was further affirmed that:

- Adaptability requirements do not apply to renovations of an existing suite and so that future renovations works to an existing suite will not require an owner to install an adaptable bathroom per the requirements of Article 3.8.5.5. (However, it was not discussed with respect to the creation of a new suite it being generally understood that this would be new work)
- That while the past and current adaptable bathroom requirements of the VBBL do provide the option for preplumbing for a future shower without restriction, that it is appropriate and consistent with Council s past direction to establish a maximum size with respect to the pre-plumbing option.
- The following future actions are intended to be undertaken CBO s office staff:
- HAVAN will be:
  - advised of the current interim policies
  - informed and consulted with respect to the intentions to place maximum size on the livable floor space of a storey, which is eligible for preplumbing.
- Following discussion with HAVAN and other stakeholders, CBO s office will consider drafting a set of changes to Article 3.8.5.5. which may include

- Specific changes consistent with the above,
- Notes to VBBL to further clarify the agreed upon general principles noted above.

I trust the foregoing capture the essence of what was discussed and the interim policy. Please let me know if you spot any inaccuracies or have further comments.

Regards,

KEVIN LAU, P.Eng., CP - Tel. (604) 871-6085

Building Policy Engineer - City of Vancouver - Development, Building, and Licenses Services

*Note: CBO's office staff provides general opinions or comments based solely on the information available at that time. The expressed opinions may not necessarily be applicable in all circumstances or to every design, and as a consequence should not be construed as a pre-approval of any designs, materials, or systems.*

2019 Vancouver Building Bylaw information: <http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>

P Please consider the environment before you print.

-----



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish and Tsleil-Waututh peoples.

**From:** ["Lau, Kevin" <kevin.lau@vancouver.ca>](mailto:kevin.lau@vancouver.ca)  
**To:** ["Ryan, Pat \(CBO\)" <patrick.ryan@vancouver.ca>](mailto:patrick.ryan@vancouver.ca)  
["Turishev, Boris" <boris.turishev@vancouver.ca>](mailto:boris.turishev@vancouver.ca)  
["Lam, Matthew" <matthew.lam@vancouver.ca>](mailto:matthew.lam@vancouver.ca)  
**Date:** 9/2/2020 10:25:59 AM  
**Subject:** Hold: Meeting with HAVAN re: adaptable washrooms

---

Meeting w/ HAVAN to discuss as adaptable washrooms and recent challenges.

WebEX Details to follow.

**From:** "Lau, Kevin" <kevin.lau@vancouver.ca>  
**To:** "Ryan, Pat (CBO)" <patrick.ryan@vancouver.ca>  
"Turishev, Boris" <boris.turishev@vancouver.ca>  
"Lam, Matthew" <matthew.lam@vancouver.ca>  
diana@havan.ca  
**Date:** 9/3/2020 5:51:57 PM  
**Subject:** Hold: Meeting with HAVAN re: adaptable washrooms

---

Updated 2020Sep03: Added WebEx details & invitation to HAVAN representatives.

Diana:

I don't have email addresses for:

- \* Ron Rap, CEO, Homebuilders Association Vancouver
- \* Jake Fry, CEO, Smallworks
- \* Khang Ngyuen, Architrix Studio

So, I you could kindly forward the WebEx details on to them. Thanks.

Agenda: Meeting w/ HAVAN to discuss as adaptable washrooms and recent challenges.

-- Do not delete or change any of the following text. --

When it's time, join your Webex meeting here.

Meeting number (access code): s.15(1)(l)

Meeting password: s.15(1)(l)

Join meeting <<https://vancouver.webex.com/vancouver/j.php?MTID=m01c7c823c9de58776af64f925267c08e>>

Tap to join from a mobile device (attendees only)

+1-604-646-8916,, s.15(1)(l) <tel:%2B1-604-646-8916,, s.15(1)(l)>



23\*01\*> VANCOUVER LOCAL  
1-855-699-3239, s.15(1)(l) <tel:1-855-699-3239, s.15(1)(l) 01\*>  
CANADA/US TOLL FREE

Join by phone

1-604-646-8916 VANCOUVER LOCAL

1-855-699-3239 CANADA/US TOLL FREE

Global call-in numbers <[https://vancouver.webex.com/vancouver/globalcallin.php?](https://vancouver.webex.com/vancouver/globalcallin.php?MTID=ma67a6009965849f08d20137123e0cec4)

MTID=ma67a6009965849f08d20137123e0cec4> | Toll-free calling restrictions

<[https://www.webex.com/pdf/tollfree\\_restrictions.pdf](https://www.webex.com/pdf/tollfree_restrictions.pdf)>

If you are a host, click here <[https://vancouver.webex.com/vancouver/j.php?](https://vancouver.webex.com/vancouver/j.php?MTID=m843c6ff053ef7b424854aee45c4243a7)

MTID=m843c6ff053ef7b424854aee45c4243a7> to view host information.

Need help? Go to <https://cov.service-now.com/cov>

**IMPORTANT NOTICE:** Please note that this WebEx service allows audio and other information sent during the session to be recorded, which may be discoverable in a legal matter. By joining this session, you automatically consent to such recordings. If you do not consent to being recorded, discuss your concerns with the host or do not join the session.

#### Collection Notice and Consent Statement

Personal information collected, whether via WebEx, email or telephone, will be used by the City of Vancouver only for the purpose of managing attendance and collaborating with other individuals involved in the meeting. Such personal information is collected by the City of Vancouver under the authority of s. 26(c) of the Freedom of Information and Protection of Privacy Act. Questions may be directed to the Director, Access to Information at 453 West 12th Avenue, Vancouver, British Columbia V5Y 1V4 or via telephone at 604-873-7000

**NOTE THAT ANY INFORMATION SUBMITTED TO WEBEX WILL BE STORED ON SERVERS IN THE UNITED STATES AND ACCESSED IN THE UNITED STATES OR INTERNATIONALLY WHEN REQUESTED BY COV FOR TECHNICAL SUPPORT PURPOSES AND BY CISCO IN ACCORDANCE WITH WEBEX PRIVACY POLICY**

**From:** "Lau, Kevin" <kevin.lau@vancouver.ca>  
**To:** "Ryan, Pat (CBO)" <patrick.ryan@vancouver.ca>  
"Turishev, Boris" <boris.turishev@vancouver.ca>  
"Lam, Matthew" <matthew.lam@vancouver.ca>  
diana@havan.ca  
ron@havan.ca  
jake@smallworks.ca  
khang@architrixstudio.com  
**Date:** 9/4/2020 2:58:51 PM  
**Subject:** Meeting with HAVAN re: adaptable washrooms

---

Updated 2020Sept04: Sent additional invites to HAVAN representatives

Updated 2020Sep03: Added WebEx details & invitation to HAVAN representatives.

Diana:

I don't have email addresses for:

- \* Ron Rap, CEO, Homebuilders Association Vancouver
- \* Jake Fry, CEO, Smallworks
- \* Khang Ngyuen, Architrix Studio

So, I you could kindly forward the WebEx details on to them. Thanks.

Agenda: Meeting w/ HAVAN to discuss as adaptable washrooms and recent challenges.

-- Do not delete or change any of the following text. --

When it's time, join your Webex meeting here.

Meeting number (access code): s.15(1)(l)

Meeting password: s.15(1)(l)

Join meeting <<https://vancouver.webex.com/vancouver/j.php?MTID=m01c7c823c9de58776af64f925267c08e>>



Tap to join from a mobile device (attendees only)

+1-604-646-8916,, s.15(1)(l) <tel:%2B1-604-646-8916,, s.15(1)(l)  
23\*01\*> VANCOUVER LOCAL  
1-855-699-3239,, s.15(1)(l) <tel:1-855-699-3239,, s.15(1)(l)>  
CANADA/US TOLL FREE

Join by phone

1-604-646-8916 VANCOUVER LOCAL

1-855-699-3239 CANADA/US TOLL FREE

Global call-in numbers <<https://vancouver.webex.com/vancouver/globalcallin.php?MTID=ma67a6009965849f08d20137123e0cec4>> | Toll-free calling restrictions  
<[https://www.webex.com/pdf/tollfree\\_restrictions.pdf](https://www.webex.com/pdf/tollfree_restrictions.pdf)>

If you are a host, click here <<https://vancouver.webex.com/vancouver/j.php?MTID=m843c6ff053ef7b424854aee45c4243a7>> to view host information.

Need help? Go to <https://cov.service-now.com/cov>

**IMPORTANT NOTICE:** Please note that this WebEx service allows audio and other information sent during the session to be recorded, which may be discoverable in a legal matter. By joining this session, you automatically consent to such recordings. If you do not consent to being recorded, discuss your concerns with the host or do not join the session.

#### Collection Notice and Consent Statement

Personal information collected, whether via WebEx, email or telephone, will be used by the City of Vancouver only for the purpose of managing attendance and collaborating with other individuals involved in the meeting. Such personal information is collected by the City of Vancouver under the authority of s. 26(c) of the Freedom of Information and Protection of Privacy Act. Questions may be directed to the Director, Access to Information at 453 West 12th Avenue, Vancouver, British Columbia V5Y 1V4 or via telephone at 604-873-7000

**NOTE THAT ANY INFORMATION SUBMITTED TO WEBEX WILL BE STORED ON SERVERS IN THE UNITED STATES AND ACCESSED IN THE UNITED STATES OR INTERNATIONALLY WHEN REQUESTED BY COV FOR TECHNICAL SUPPORT**

PURPOSES AND BY CISCO IN ACCORDANCE WITH WEBEX PRIVACY POLICY

CY

**From:** "Lau, Kevin" <kevin.lau@vancouver.ca>  
**To:** "Ryan, Pat (CBO)" <patrick.ryan@vancouver.ca>  
"Turishev, Boris" <boris.turishev@vancouver.ca>  
"Lam, Matthew" <matthew.lam@vancouver.ca>  
diana@havan.ca  
ron@havan.ca  
jake@smallworks.ca  
khang@architrixstudio.com  
**Date:** 9/10/2020 10:21:28 AM  
**Subject:** Meeting with HAVAN re: adaptable washrooms

---

Updated 2020Sept10: Rescheduled for Sept 24 per attendee request.

Updated 2020Sept04: Sent additional invites to HAVAN representatives.

Updated 2020Sep03: Added WebEx details & invitation to HAVAN representatives.

Diana:

I don't have email addresses for:

- Ron Rap, CEO, Homebuilders Association Vancouver
- Jake Fry, CEO, Smallworks
- Khang Ngyuen, Architrix Studio

So, I you could kindly forward the WebEx details on to them. Thanks.

Agenda: Meeting w/ HAVAN to discuss as adaptable washrooms and recent challenges.

-- Do not delete or change any of the following text. --

**When it's time, join your Webex meeting here.**

Meeting number (access code): s.15(1)(l)

Meeting password: s.15(1)(l)

**Join meeting**

**Tap to join from a mobile device (attendees only)**

+1-604-646-8916, s.15(1)(l) VANCOUVER LOCAL  
1-855-699-3239, s.15(1)(l) CANADA/US TOLL FREE

**Join by phone**

1-604-646-8916 VANCOUVER LOCAL  
1-855-699-3239 CANADA/US TOLL FREE

[Global call-in numbers](#) | [Toll-free calling restrictions](#)

If you are a host, [click here](#) to view host information.

Need help? Go to <https://cov.service-now.com/cov>

**IMPORTANT NOTICE:** Please note that this WebEx service allows audio and other information sent during the session to be recorded, which may be discoverable in a legal matter. By joining this session, you automatically consent to such recordings. If you do not consent to being recorded, discuss your concerns with the host or do not join the session.

**Collection Notice and Consent Statement**

Personal information collected, whether via WebEx, email or telephone, will be used by the City of Vancouver only for the purpose of managing attendance and collaborating with other individuals involved in the meeting. Such personal information is collected by the City of Vancouver under the authority of s. 26(c) of the Freedom of Information and Protection of Privacy Act. Questions may be directed to the Director, Access to Information at 453 West 12th Avenue, Vancouver, British Columbia V5Y 1V4 or via telephone at 604-873-7000

NOTE THAT ANY INFORMATION SUBMITTED TO WEBEX WILL BE STORED ON SERVERS IN THE UNITED STATES AND ACCESSED IN THE UNITED STATES OR INTERNATIONALLY WHEN REQUESTED BY COV FOR TECHNICAL SUPPORT PURPOSES AND BY CISCO IN ACCORDANCE WITH WEBEX PRIVACY POLICY

CY

CY



**From:** ["Lau, Kevin" <kevin.lau@vancouver.ca>](mailto:kevin.lau@vancouver.ca)  
**To:** ["Lam, Matthew" <matthew.lam@vancouver.ca>](mailto:matthew.lam@vancouver.ca)  
**Date:** 7/27/2020 12:28:52 PM  
**Subject:** Part 11 Upgrade Level requirements for new Roof Decks & Adaptable Washroom location

---

Hi Matthew,

See below revisions related to the flexibility provisions for Adaptable washrooms in Red. I'll expand on this a bit for Denise, but this is trying to categorize this for all staff.

Kevin

----

Hi,

Further to the Building Review Branch staff meeting of July 23, 2020, this email documents the outcome of discussion by the Code Committee on July 16, 2020 and the CBO's decision to waive the vertical addition requirements with respect to the upgrade requirements of Part 11, as identified in the upgrade trigger mechanism in A-11.2.1.2. and clarification of the application of 3.8.5.5. requirements to adaptable 3 piece washrooms.

#### New Roof Decks – Not a Vertical Addition

At present the upgrade triggers mechanism identifies that a new roof deck is to be classified as Vertical Addition for the purposes of determining the applicable upgrade levels. However, the feedback CBO's office has received from industry is that this requirement is out of scale with the extent of the proposed work given that no substantial alternation is occurring with respect to the building. Further, the upgrades derived from a vertical upgrade often require extensive or invasive work in suites or floor areas that would not otherwise be directly involved with the addition of a new roof deck.

As consequence, the CBO has accepted the recommendation from Code Committee to waive the requirement to require new roof decks to be treated as vertical additions under Part 11 for the purposes of determining upgrade requirements. In the future, Building By-law changes will be proposed to Vancouver City Council to align the Building By-law with this policy. This is expected to occur with the regular bi-annual updates.

Despite this policy, the added construction associated with a new roof deck is still new construction. As such, a new roof deck is still required to meet all of the applicable code requirements applicable to new construction of this type, and upgrade triggers appropriate to a rehabilitation may be applicable to any retained existing construction.

#### Application of the Flexibility provisions of Sentence 3.8.5.5.(1) for Adaptable Three Piece washrooms

It was identified to the Code Committee that increasingly smaller dwelling units now being approved through the DP process are now of a size that is making the inclusion of three piece washrooms on the



main floor problematic. Given the intent and context of the adaptability provisions of Section 3.8.5., the Code Committee was of the opinion that requirements of Clause 3.8.5.5.(1)(c) is not necessarily intending to require the three piece bathroom on a floor that complies with the *accessibility* provisions since most dwelling units are not required to be designed to be *accessible*, nor is this consistent with the concept of adaptable design (which does not imply full *accessibility*). Further, a review of the original implementation during the prior 2014 Building By-law, shows that the corresponding language did not italicize the term “accessible”, in both instances of Clause 3.8.5.5.(1)(c) and that this should be viewed as a significant indication of the intent.

### **3.8.5.5. Adaptable Dwelling Unit Bathrooms**

(See Note A-3.8.5.5.)

- 1) One bathroom in an *adaptable dwelling unit* of more than 40 m<sup>2</sup> shall
  - a) have a minimum clear floor space of 750 mm by 1200 mm in front of a washbasin, toilet, bathtub or shower,
  - b) be configured to accommodate the future installation of a low barrier shower and shall be constructed with
    - i) double floor joists under a bathtub on timber construction,
    - ii) a second shower drain under a bathtub on timber construction with concrete topping,
    - iii) a second shower drain under a bathtub on a concrete slab, or
    - iv) measures to the satisfaction of the *Chief Building Official* where it can be demonstrated that the future installation of a low barrier shower **can be installed without substantial changes to the building structure or layout**, and
  - c) be located on an *accessible* floor level or the largest floor level where there is no accessible floor.

Consequently, with respect to bathroom location, it is the intent of the CBO that staff exercise their judgement in cases where the developmental constraints placed on the project do not lead to any reasonable solutions that provide the three piece washroom on the accessible floor or ground level. In such cases it should be viewed as preferable that the required 3 piece washroom instead be located on another floor where provisions are in place to allow for the future installation of a stair lift to facilitate adaptability or failing that, other reasonable solutions on a case by case basis to enable the provision of future three piece washroom arrangements to the satisfaction of the CBO.

Therefore, designers seeking to take advantage of the flexibility criteria are to:

- ☐ Establish that there is a need to deviate by identifying in writing the specific hardship or unacceptable impact on livability created by dedicating space for the shower upfront which cannot be addressed by a different space arrangement;
- ☐ Facilitate future conversion by providing construction incorporating pre-plumbing and pre-framing to the greatest extent possible to minimize the cost of conversion in future; and
- ☐ Minimize the impact on future owners by provide all necessary framing details and construction plans necessary to enable future conversion (to the current requirements) and establish an estimate of the likely remaining cost to convert and its associated ancillary costs; and
- ☐ Inform future owners - Establish how information related to the construction of anticipated

low-barrier layout will be conveyed to both present and future owners.

Regards,

KEVIN LAU, P.Eng., CP - Tel. (604) 871-6085

Building Policy Engineer - City of Vancouver - Development, Building, and Licenses Services

2019 Vancouver Building Bylaw information: <http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>



**Please consider the environment before you print.**



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish and Tsleil-Waututh peoples.



**From:** "Lau, Kevin" <kevin.lau@vancouver.ca>  
**To:** "Lam, Matthew" <matthew.lam@vancouver.ca>  
"Chen, Tony" <tony.chen@vancouver.ca>  
"Westerman, Denise" <denise.westerman@vancouver.ca>  
"Turishev, Boris" <boris.turishev@vancouver.ca>  
**Date:** 10/8/2020 8:57:46 AM  
**Subject:** Policy discussion - Adaptable Bathrooms 3.8.5.5.

---

Short notice, but hopefully we can validate an interim position on this s.22(1)  
s.22(1)

Kevin

-- Do not delete or change any of the following text. --

When it's time, join your Webex meeting here.

Meeting number (access code): s.15(1)(l)

Meeting password: s.15(1)(l)

Join meeting <<https://vancouver.webex.com/vancouver/j.php?MTID=mdf5d50cf33c60dbaa51688f1d98ce4d3>>

Tap to join from a mobile device (attendees only)

+1-604-646-8916, s.15(1)(l) <tel:%2B1-604-646-8916,, s.15(1)(l)

23\*01\*> VANCOUVER LOCAL

1-855-699-3239, s.15(1)(l) <tel:1-855-699-3239,, s.15(1)(l)

CANADA/US TOLL FREE

Join by phone

1-604-646-8916 VANCOUVER LOCAL

1-855-699-3239 CANADA/US TOLL FREE

Global call-in numbers <<https://vancouver.webex.com/vancouver/globalcallin.php>>

MTID=m1345b1a6eef42c013a51b5a2a6dc9fd8> | Toll-free calling restrictions  
<[https://www.webex.com/pdf/tollfree\\_restrictions.pdf](https://www.webex.com/pdf/tollfree_restrictions.pdf)>

If you are a host, click here <<https://vancouver.webex.com/vancouver/j.php?MTID=m09e820f792793140fb6078830e99cc92>> to view host information.

Need help? Go to <https://cov.service-now.com/cov>

IMPORTANT NOTICE: Please note that this WebEx service allows audio and other information sent during the session to be recorded, which may be discoverable in a legal matter. By joining this session, you automatically consent to such recordings. If you do not consent to being recorded, discuss your concerns with the host or do not join the session.

#### Collection Notice and Consent Statement

Personal information collected, whether via WebEx, email or telephone, will be used by the City of Vancouver only for the purpose of managing attendance and collaborating with other individuals involved in the meeting. Such personal information is collected by the City of Vancouver under the authority of s. 26(c) of the Freedom of Information and Protection of Privacy Act. Questions may be directed to the Director, Access to Information at 453 West 12th Avenue, Vancouver, British Columbia V5Y 1V4 or via telephone at 604-873-7000

NOTE THAT ANY INFORMATION SUBMITTED TO WEBEX WILL BE STORED ON SERVERS IN THE UNITED STATES AND ACCESSED IN THE UNITED STATES OR INTERNATIONALLY WHEN REQUESTED BY COV FOR TECHNICAL SUPPORT PURPOSES AND BY CISCO IN ACCORDANCE WITH WEBEX PRIVACY POLICY

**From:** "Lau, Kevin" <kevin.lau@vancouver.ca>  
**To:** "Diana Dilworth" <diana@havan.ca>  
Jake <jake@smallworks.ca>  
**CC:** "Khang Nguyen" <khang@architrixstudio.com>  
**Date:** 10/20/2020 9:52:04 AM  
**Subject:** RE: [EXT] Adaptable washrooms in small scale housing

---

Hi Diana,

Thanks for letting us know. I'm sure we can briefly summarize our discussion for you.

Regards,

KEVIN LAU, P.Eng., CP - Tel. (604) 871-6085

Building Policy Engineer - City of Vancouver - Development, Building, and Licenses Services

2019 Vancouver Building Bylaw information: <http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>



Please consider the environment before you print.



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish and Tsleil-Waututh peoples.

---

**From:** Diana Dilworth [mailto:diana@havan.ca]  
**Sent:** Tuesday, October 20, 2020 9:25 AM  
**To:** Jake <jake@smallworks.ca>; Lau, Kevin <Kevin.Lau@vancouver.ca>  
**Cc:** Khang Nguyen <khang@architrixstudio.com>  
**Subject:** [EXT] RE: [EXT] Adaptable washrooms in small scale housing

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Hello everyone,

I may be late or miss our upcoming meeting. I'm waiting to participate in the HAVAN Board of Directors meeting and they are running late.

Someone may have to catch me up later.

~ Diana

---

From: Jake <[jake@smallworks.ca](mailto:jake@smallworks.ca)>  
Sent: October 14, 2020 3:42 PM  
To: Lau, Kevin <[Kevin.Lau@vancouver.ca](mailto:Kevin.Lau@vancouver.ca)>  
Cc: Khang Nguyen <[khang@architrixstudio.com](mailto:khang@architrixstudio.com)>; Diana Dilworth <[diana@havan.ca](mailto:diana@havan.ca)>  
Subject: Re: [EXT] Adaptable washrooms in small scale housing

confirmed

Yours sincerely

Jake Fry  
per: Smallworks Studios and Laneway Housing Inc.

Jake Fry  
e. [jake@smallworks.ca](mailto:jake@smallworks.ca)  
w. [www.smallworks.ca](http://www.smallworks.ca) [[smallworks.ca](http://smallworks.ca)]  
p. 604.264.8837 ext 155  
c. 778.231.8847



Please consider the environment before printing this e-mail.

This email may contain privileged information, and is intended only for the named recipient and may be privileged. Distribution, disclosure or copying of this email by anyone other than the named recipient is prohibited. If you are not the named recipient, please notify us immediately, by return email, and permanently destroy this email and all copies of it. Internet email is not private, secure, or reliable. Neither Smallworks Studios and Laneway Housing Inc., its affiliates nor employees or contractors are liable for any errors or omissions in the content or transmission of this email. Any opinions contained in this email are solely those of the author and, unless clearly indicated otherwise in writing are not endorsed by Smallworks Studios and Laneway Housing Inc. or its affiliates.

On Oct 14, 2020, at 3:37 PM, Lau, Kevin <[Kevin.Lau@vancouver.ca](mailto:Kevin.Lau@vancouver.ca)> wrote:

Thanks Khang & Jake. You should now have received an invitation for a discussion on



the 20<sup>th</sup>.

From: Khang Nguyen [<mailto:khang@architrixstudio.com>]  
Sent: Wednesday, October 14, 2020 2:27 PM  
To: Lau, Kevin <[Kevin.Lau@vancouver.ca](mailto:Kevin.Lau@vancouver.ca)>  
Cc: [jake@smallworks.ca](mailto:jake@smallworks.ca); Diana Dilworth <[diana@havan.ca](mailto:diana@havan.ca)>  
Subject: [EXT] Re: Adaptable washrooms in small scale housing

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Hi Kevin,

Just following up our next chat/ meeting to try to wrap up the adaptable bathroom query.

I think Tuesday the 20 at 10AM still works for us, otherwise let us know a couple of options later that week or the week of the 26th.

Thank you,

Khang Nguyen  
**Architrix Studio**  
216-289 Alexander Street  
Vancouver, B.C. V6A 4H6  
T: 604.677.7877

**Stay connected with Architrix!**

Find us on [Facebook \[facebook.com\]](https://www.facebook.com) | [Twitter \[twitter.com\]](https://twitter.com) | [Houzz \[houzz.com\]](https://www.houzz.com)

On Wed, Oct 7, 2020 at 4:11 PM Khang Nguyen  
<[khang@architrixstudio.com](mailto:khang@architrixstudio.com)> wrote:

Hi Kevin,  
So currently we have available:

Tuesday the 13th at 11AM

Tues the 20th at 10AM

Or the later in the week of the 20th.

Let us know if any of those 2 dates work for you, otherwise we can look at other dates.

Thank you,



Khang Nguyen  
**Architrix Studio**  
216-289 Alexander Street  
Vancouver, B.C. V6A 4H6  
T: 604.677.7877

**Stay connected with Architrix!**

Find us on [Facebook \[facebook.com\]](https://facebook.com) | [Twitter \[twitter.com\]](https://twitter.com) | [Houzz \[houzz.com\]](https://houzz.com)

On Wed, Oct 7, 2020 at 8:08 AM Khang Nguyen  
<[khang@architrixstudio.com](mailto:khang@architrixstudio.com)> wrote:

Thanks for your email Kevin.  
We are getting our callenders organized and will get back to you shortly with some available dates on our end.

Khang Nguyen  
**Architrix Studio**  
216-289 Alexander Street  
Vancouver, B.C. V6A 4H6  
T: 604.677.7877

**Stay connected with Architrix!**

Find us on [Facebook \[facebook.com\]](https://facebook.com) | [Twitter \[twitter.com\]](https://twitter.com) | [Houzz \[houzz.com\]](https://houzz.com)

On Mon, Oct 5, 2020 at 3:47 PM Lau, Kevin  
<[Kevin.Lau@vancouver.ca](mailto:Kevin.Lau@vancouver.ca)> wrote:

Jake & Khang,

Thank you for offering to assist CBO's office in reviewing the adaptability provision for washroom in Division B, 3.8.5.5. I'm very appreciative of your candor thus far. We've received your list of particularly crucial projects, so I'll make some enquiries to see what we can do there for you.

With regard to our prior plans to have a discussion on this subject, is there a time or day that works best for you? I'm thinking of a 1-2h meeting where we have sufficient time to get into the specifics of what the current requirements mean to you, and sharing some our policy ideas so that we can establish a common understanding of how this should be addressed in the smaller homes we are now seeing so frequently.

I can appreciate this may take some time to have a full discussion, so this may well lead to additional meetings depending on what we find. I'll also be trying to get some representation from our inspections group and housing review group as well, so we can have a rounded discussion that takes into account all angles we are likely to encounter.

Regards,

KEVIN LAU, P.Eng., CP - Tel. (604) 871-6085

Building Policy Engineer - City of Vancouver - Development, Building, and Licenses Services

*Note: CBO's office staff provides general opinions or comments based solely on the information available at that time. The expressed opinions may not necessarily be applicable in all circumstances or to every design, and as a consequence should not be construed as a pre-approval of any designs, materials, or systems.*

2019 Vancouver Building Bylaw information: <http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>

**P** Please consider the environment before you print.

-----

<image001.png> <image002.png>

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish and Tsleil-Waututh peoples.

**From:** ["Chen, Tony" <tony.chen@vancouver.ca>](mailto:tony.chen@vancouver.ca)  
**To:** ["Lau, Kevin" <Kevin.Lau@vancouver.ca>](mailto:Kevin.Lau@vancouver.ca)  
["Westerman, Denise" <denise.westerman@vancouver.ca>](mailto:denise.westerman@vancouver.ca)  
["Lam, Matthew" <matthew.lam@vancouver.ca>](mailto:matthew.lam@vancouver.ca)  
**Date:** 10/7/2020 12:50:37 PM  
**Subject:** RE: 1.5 LWH & small side by side duplex

---

I prefer the interim approach, especially when the main, accessible floor has a dedicated room, be it a living room or den or extra bedroom, regardless of the area of the accessible floor. If the accessible floor is purely an open kitchen and living area with stairs going up, then Kevin's approach seems reasonable.

---

From: Lau, Kevin  
Sent: Wednesday, October 07, 2020 12:44 PM  
To: Westerman, Denise; Lam, Matthew  
Cc: Chen, Tony  
Subject: RE: 1.5 LWH & small side by side duplex

Hi Denise.

I'm of the opinion we don't need the adaptable provision if under 40 sq.m of continuous area since:

- 1.) it is consistent with the prior VBBL 2014 language which consider only the accessible level (i.e. only one storey)
- 2.) it eliminates the games with small lower floor and big upper floors, and
- 3.) the space cost is considerable for a single floor area of 40 sq.m and under, so this would hopefully outright solve most of our problems.

But I do want Matthew's take on this before we pull the trigger on it.

---

From: Westerman, Denise  
Sent: Wednesday, October 07, 2020 12:19 PM  
To: Lau, Kevin; Lam, Matthew  
Cc: Chen, Tony  
Subject: 1.5 LWH & small side by side duplex  
Importance: High

Hi Kevin,  
I am getting a few of these 1.5 storey LWH this week.  
They are all coming in at 380 to 400 sf on the ground floor (less than 40M<sup>2</sup>) ; and they do not want to provide the adaptable bathroom room on the principle level ground level.  
The second floor is smaller at about 200 - 250 sf, and they are proposing the 3 piece there.  
LWH Unit area is 600 -650 sf.

1. Based on your email below, I can just let it go as none of the floor level is greater than 40 M<sup>2</sup> ?

2. Does adaptable bathroom requirement kick in at all ? Maybe the second floor 3 piece does not even have to be adaptable ?
3. This can also be a duplex when none of the floor level is greater than 40M2 ? (Unit area is approx. 700 to 1000 sf for 3 levels).

Please confirm again so I am clear, thanks again, Kevin !

Denise

---

From: Lau, Kevin  
Sent: Friday, October 02, 2020 12:43 PM  
To: Westerman, Denise; Lam, Matthew  
Cc: Chen, Tony  
Subject: RE: 1.5 LWH - Sept 24 - HAVAN discussion follow up

Hi Denise,

No change to the interim policy.

What we have discussed with HAVAN is essentially working with them on policy that addresses the challenges associated with small suites. I didn't get the sense they're that concerned about larger suites and I don't think they're aware of an interim policy at this point. What they'd like to do ideally is just apply the 2014 requirements at this time, although they verbally acknowledged that they accept that adaptability is a Council desire. When Matthew is back, I'll see if we can schedule a few moments to talk about what we do in the interim until we can sit down with HAVAN and work out details.

My intent was that the 40 sq. m. should be applied to the continuous floor area individually.

The intent of the adaptability requirements was to cause 3 piece bathrooms to occur on the accessible floor (this was not clearly defined), with some exceptions where the suite arrangement was such that this became impractical. Impracticality is influenced primarily by size, but also layout to some extent.

The reason for the language change was to consider multilevel and split level arrangements where the upper floors were much larger than the lower level. However, if a designer wants to go out of their way to make something impractical, I'm not sure we can or should prevent that. So if any of the floors is 40 sq.m. or greater, the adaptable washroom requirements should kick in, and the washroom provided on the most easily reached floor meeting the 40 sq.m. criteria (i.e. the floor closest to adjacent ground level).

Kevin

---

From: Westerman, Denise  
Sent: Wednesday, September 30, 2020 3:30 PM

---

To: Lau, Kevin; Lam, Matthew  
Cc: Chen, Tony  
Subject: 1.5 LWH - Sept 24 - HAVAN discussion follow up

Hi Kevin & Matthew,

Can you update Tony & I on what has been discussed regarding 1.5 LWH with HAVAN please.

Is there any changes to the interim policy as of August ?

I have been accepting LWH ground floor consists of an attached garage, the floor area is approx. 200sf; so the adaptable bathroom on the second floor makes more sense when the second floor is much larger than the ground floor.

But I just received an inquiry about 1.5 LWH from James Kuhleitner (Khang's friend) if he reduces the ground floor from 430 sf to 388 sf; can he omit the adaptable bathroom.

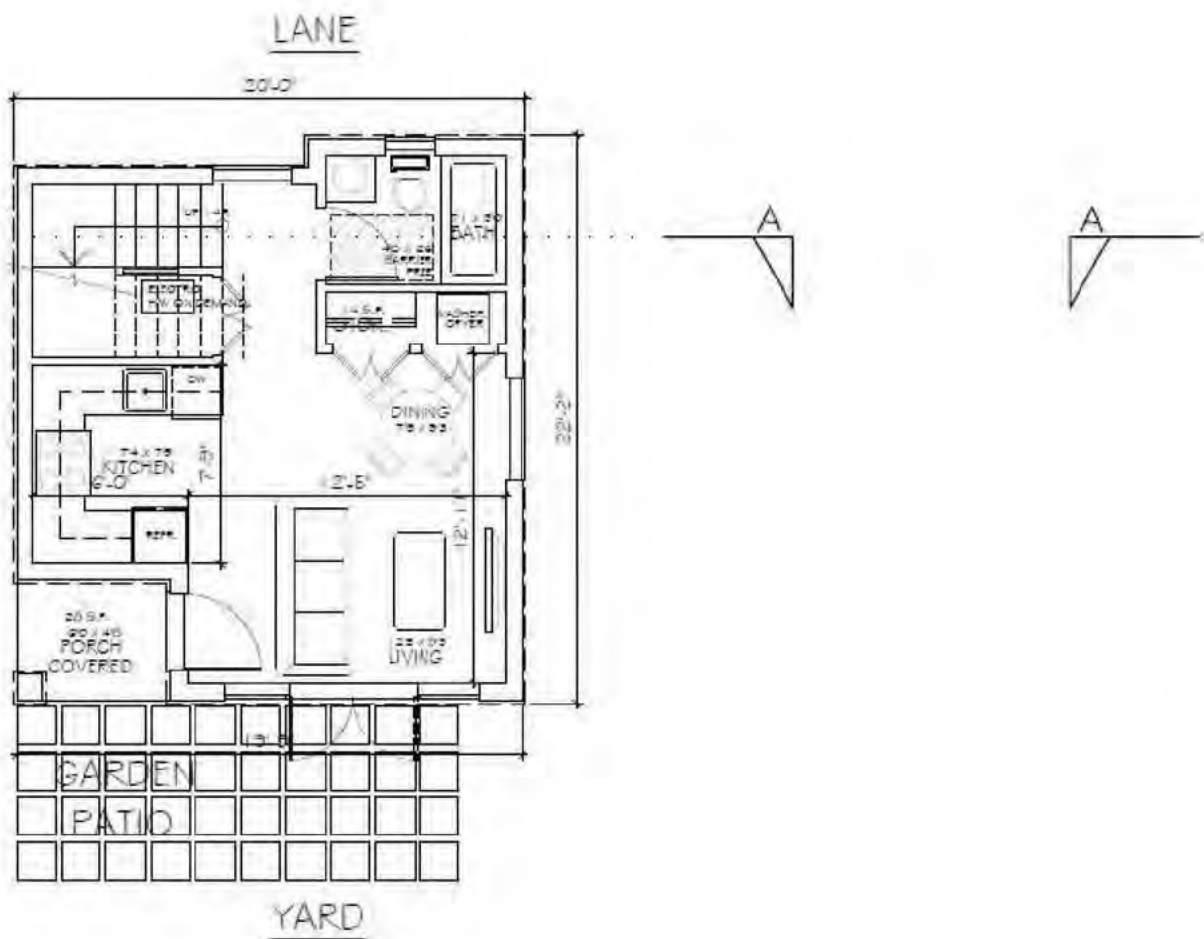
He even sends me a layout that it can be accommodated on the ground floor, just doesn't really want to !

The VBBL amendment draft does talk about " One bathroom in an adaptable dwelling unit of more than that includes a floor level exceeding 40 m<sup>2</sup>"; so in his case; will he be exempted from the adaptable bathroom requirement when ground floor is 388 sf and second floor is 266 sf (368 minus all kinds of Zoning deduction) ?

These are mostly Smallworks and LaneFab projects, but they are very vocal.

Please advise,

D



# LANEWAY HOUSE LOWER FLOOR PLAN

LOWER FLOOR FOOTPRINT :	430 S.F.
LESS COVERED PORCH :	-36 S.F.
LESS STORAGE :	-14 S.F.
<b>TOTAL AREA :</b>	<b>380 S.F.</b>



**From:** "Lau, Kevin" <kevin.lau@vancouver.ca>  
**To:** "Anderson, Kelly" <kelly.anderson@vancouver.ca>  
**Date:** 11/9/2020 10:43:20 AM  
**Subject:** RE: 1526 W 28th Ave (BP-2020-01691) - Adaptability requirements for W/C - Follow-up

---

Hi Kelly,

As a general policy direction, we do not generally allow wet bathrooms as this is believed to lead to an increased risk of slips and falls.

However, as you are already aware, this position is challenging as there is no specific language in the VBBL that prohibits wet bathrooms, nor are there requirements requiring a waterproof membrane or water resistant board (cement board, aqua board, or equivalent). The concept of how much rebuilding is acceptable in an adaptable application is not defined.

Conceptually, it is encouraged that designer putting in place water resistant liner board as many pre-constructed features as possible so as to avoid costly future work, but can be hard to know what can reasonably be done upfront as it does sort of depend on the specifics of what might be done in future. We are told by our plumbing group there are many different ways to approach this problem, and not all necessarily involve a need for a water resistant backer board (you could for example use a direct to stud full shower system). At the present time, we are predominantly focusing on looking for appropriate space allocation, framing, and sufficient pre-plumbing so as to accommodate a future low barrier shower (i.e. not a wet bathroom, but it is up to the owner/designer how far they want to go. We are having ongoing conversations with the city-wide accessibility team, it may be that greater clarity with regards to these questions will be provided in time but I expect that progress is likely to be slow.

Regards,

KEVIN LAU, P.Eng., CP - Tel. (604) 871-6085

Building Policy Engineer - City of Vancouver - Development, Building, and Licenses Services

2019 Vancouver Building Bylaw information: <http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>



Please consider the environment before you print.



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish and Tsleil-Waututh peoples.

---

From: Anderson, Kelly  
Sent: Monday, November 02, 2020 8:19 PM  
To: Lau, Kevin <Kevin.Lau@vancouver.ca>  
Subject: FW: 1526 W 28th Ave (BP-2020-01691) - Adaptability requirements for W/C - Follow-up

Hi Kevin,

Another question for you on the subject of adaptable washrooms...Krista has one that is showing the floor drain for a future "wet" bathroom as shown below in the drawing snip. Her original question had to do with whether just providing the floor drain was sufficient or whether the walls should be "future-proofed" for the shower as well with membrane behind the tile, etc., so that "adapting" wouldn't require tearing down tile and drywall, etc. I said I would check the many emails that had been flying about these things in order to see if that had been addressed at all, and to make sure I was clear on all the issues with these. In doing so I believe that what they're proposing isn't acceptable in the first place given that the required clear space is proposed to do double-duty as future shower. Could you please confirm? I haven't been keeping as up to date on the nuances as I should have been with other things going on, so my apologies if this is something that should be crystal clear to me. However, if Erv and Krista have also missed it, I rather suspect that all of BRB could use an explicit explanation on it again.

Thanks,  
Kelly





washrooms in dwelling units. You mentioned you had some e-mails between Kevin and Denise to share. I have e-mailed my applicant to let them know the question is with management, and will follow-up once I hear. I noticed on the floor plan for my intake week, they have the same issue.

Please let me know your thoughts.

Best,  
Krista

**Krista Bircham** | Project Coordinator  
Building Review Branch | City of Vancouver  
E [krista.bircham@vancouver.ca](mailto:krista.bircham@vancouver.ca)  
P 604.829.9498



CONFIDENTIALITY NOTICE: This message and any accompanying documents contain confidential information intended for a specific individual and purpose. This message is private and protected by law. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution, or the taking of any action based on the contents of this information, is strictly prohibited.

The new Vancouver Building By-law 2019 is available online in a preview state at the Queens Printer website.

<http://www.bccodes.ca/vancouver-bylaws.html>

<https://vancouver.ca/your-government/vancouver-building-bylaw.aspx>

**From:** "Lau, Kevin" <kevin.lau@vancouver.ca>  
**To:** "Westerman, Denise" <denise.westerman@vancouver.ca>  
"Lam, Matthew" <matthew.lam@vancouver.ca>  
**CC:** "Chen, Tony" <tony.chen@vancouver.ca>  
**Date:** 7/24/2020 11:35:54 AM  
**Subject:** RE: s.22(1) - 3.8.5.5. - adaptable bathroom inquiry

---

Hi Denise,

The original council report provides little specific guidance with respect to the three piece washroom requirements other than to state the objective was provide at least a two piece washroom on the lowest habitable floor based on suite size. We are also faced with the competing directive of making small suites livable which is not consistent with the assumptions of the original authors of the adaptability provisions. Previous CBOs and DOPs have raised concerns related to the integration of accessibility/adaptability provision related to denser forms of housing due to the restricted floor space and layouts.

This context clearly allows us to accept a two piece arrangement in some cases, and the alternative arrangement for future drains makes it clear that minimal alterations to permit future accessible arrangements are permissible where circumstances exist that make direct compliance unreasonable. However, in my view is that the three piece arrangement should be provided wherever it can reasonably be provided so the intended use of the space is made clear. This addresses the practical issues with future arrangements in that for the end user, it is likely unclear where those features may be, these are typically nonstandard arrangements, and the cost of such future enabling renovations both in cost and in floor space may be untenable.

In my prior interactions with the Persons with Disability Advisory and Seniors Advisory Committees, they remind us that persons who experience disabilities are often challenged by a precarious economic position in addition to their other challenges. So arrangements dependent upon future work could be significant barrier if much alteration is needed. As discussed previously, the provision of the three piece bathroom on an alternate floor is a reasonable accommodation given the provision for a stair lift, and in my view should be considered before designs that require you to demolish walls and reconfigure spaces. I think that this view is consistent with your approach thus far.

In looking at the subject case you have presented below, I think the designer needs to layout the case as to what the specific livability benefit or impact are, establish the likely cost of the conversion work, and establish how such information will be conveyed to future owners down the line. This would give you the basis to assess and determine if you agree with the professional making the design decision that this is consistent with the Building By-law.

Regards,  
KEVIN LAU, P.Eng., CP - Tel. (604) 871-6085  
Building Policy Engineer - City of Vancouver - Development, Building, and Licenses Services

2019 Vancouver Building Bylaw information: <http://vancouver.ca/your-government/vancouver->

[building-bylaw.aspx](#)



Please consider the environment before you print.



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish and Tsleil-Waututh peoples.

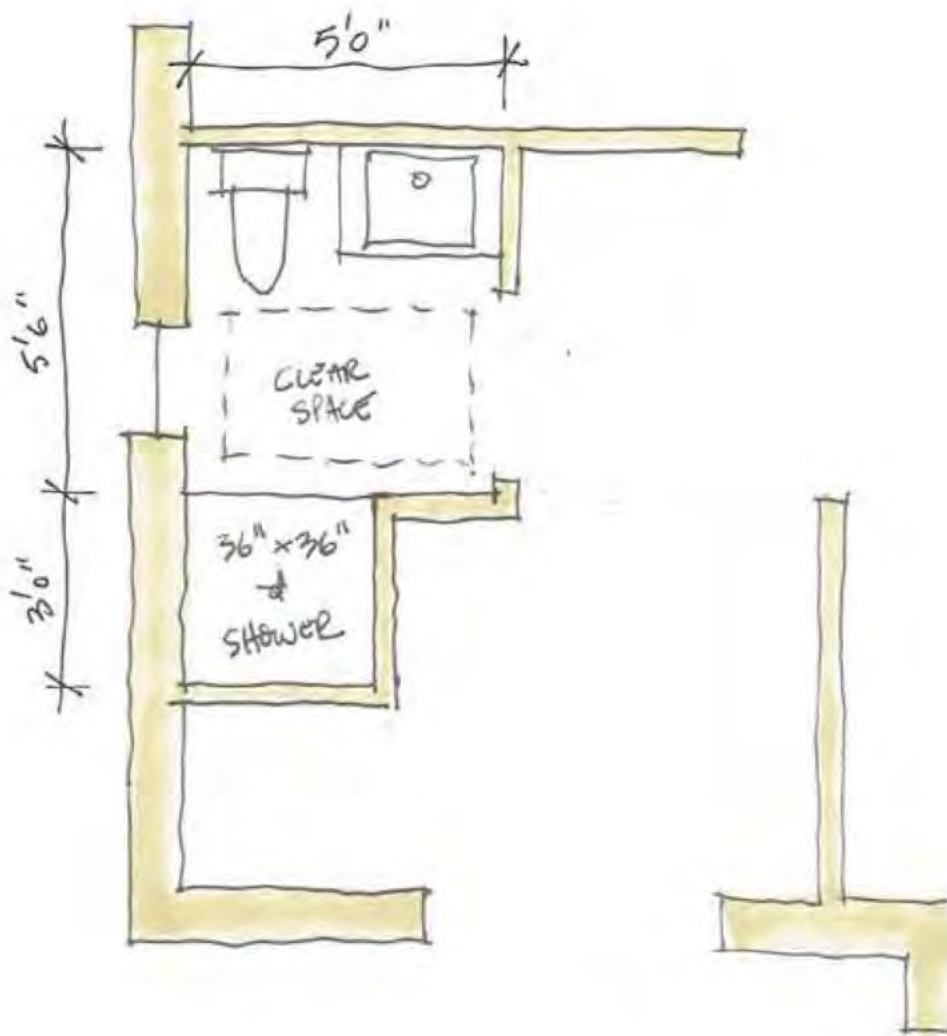
---

**From:** Westerman, Denise  
**Sent:** Friday, July 24, 2020 10:08 AM  
**To:** Lau, Kevin; Lam, Matthew  
**Cc:** Chen, Tony  
**Subject:** FW: s.22(1) - 3.8.5.5. - adaptable bathroom inquiry  
**Importance:** High

Ground Floor plan : approx. 950 sq. ft. ☐main house ☐main floor at entry foyer.







Hi Kevin & Matthew,

Here's the main house design in question.

The designer Alex Glegg was wondering if he is okay just to provide the space for the shower in the adaptable bathroom with a floor drain & rough-ins.

But he will not install the shower right now .

Is it acceptable as a adaptable bathroom for DB permit issuance ?

-----  
This is what I have been practicing since Nov 2019 :

1. If there is obviously enough room, they should accommodate the 3 piece on the accessible floor level.

2. When there is not enough room like **s.22(1)** (last THU) , we can use 3.8.5.5.(1) (b)(iv) to assist the designer, or allow the adaptable bathroom to be on the second floor when it is the larger floor level.

Floor area is approx. 500 to 600 sq ft on the gr floor per unit in **s.22(1)** similar situation at a smaller LWH.

Please review let us know if it is not the intent of the new 3.8.5.5. (Council's directive & advocacy groups) to have a three piece adaptable bathroom on the accessible floor level when it is possible to accommodate this requirement ? This main house has 950 on the gr floor, and 900 on the second floor.

Thanks,  
Denise

---

**From:** Alex Glegg [mailto:alex@alexglegg.com]  
**Sent:** Thursday, July 23, 2020 7:40 PM  
**To:** Westerman, Denise  
**Subject:** [EXT] Re: [S.22\(1\)](#) - 3.8.5.5. - adaptable bathroom

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Thanks Denise. Are you willing to allow rough-in only of the shower unit of the plan I sent you. I ask because the code states that the adaptable bathroom "be configured to accommodate the future installation of a low barrier shower [CBO]. It does not say that a shower must be provided now. My client will stick on this point.

Thanks

Alex

On Jul 23, 2020, at 7:11 PM, Westerman, Denise  
<[denise.westerman@vancouver.ca](mailto:denise.westerman@vancouver.ca)> wrote:

Hi Alex,

Yes, it is acceptable at the accessible floor level of a new 1FD building . Thanks again.  
We are currently working with our engineers at the CBO office to provide more guidance on this topic.  
As soon as we receive more information, we will make sure to forward the email to your office.

Thank you for your inquiry.  
Sincerely,

Denise Westerman

Supervisor - Housing Review Branch  
Development, Buildings, and Licensing Department  
City of Vancouver

On November 5, 2019, in a Public Hearing, City Council approved a report by staff to recommend changes to the basement and cellar depths for new houses in RS zones.

All new applications must meet the new Zoning regulations enacted on June 23, 2020.

## UPDATE ON NEW 2019 VBBL:

New VBBL 2019 (#12511)

On July 23, 2019 City Council passed a new 2019 Building By-law (By-law #12511). This By-law will become effective on November 1, 2019. This was followed by an amendment (By-law #12512) which amends the new 2019 Building By-law to implement the phased implementation of new requirements for Water Systems (January 1, 2020 and July 1, 2020) and Energy Efficiency (June 1, 2021 implementation).

### Useful links for home builders:

Combined Development & Building permit:

<http://vancouver.ca/home-property-development/development-building-permit-combined-permit.aspx>

New 1 & 2 Family Dwelling ("outright"):

<http://vancouver.ca/home-property-development/1-and-2-family-home-construction-outright.aspx>

Demolition and Deconstruction permits:

<http://vancouver.ca/home-property-development/demolition-permit.aspx>

Zoning map, districts, and regulations:

<http://vancouver.ca/home-property-development/zoning-map-districts-and-regulations.aspx>

Zoning Bylaw administrative bulletins, including General and RS zone specific administrative bulletins:

<http://vancouver.ca/home-property-development/zoning-bylaw-administrative-bulletins.aspx>

Building a Passive House:

<http://vancouver.ca/home-property-development/build-a-passive-house.aspx>

Energy-efficient requirements and resources for new homes and renovations:

<http://vancouver.ca/home-property-development/energy-efficiency-requirements-and-resources-for-homes.aspx>

Laneway House Regulations (Section 11.24 of the Zoning and Development By-law), including "How to Guide":

<https://bylaws.vancouver.ca/zoning/Sec11.pdf>

<https://vancouver.ca/files/cov/laneway-housing-guide-2018.pdf> dbl

### EFFECTIVE FEBRUARY 1, 2018:

You will need to meet with your Project Coordinator as we are no longer accepting drop offs of your resubmission.

General Inquiry or to book a permit application intake appointment , please email [permitquestions@vancouver.ca](mailto:permitquestions@vancouver.ca)

For General VBBL inquiry, please email [infovbbl@vancouver.ca](mailto:infovbbl@vancouver.ca)

For Landscape inquiry, please email [LandscapeStatusRequest@vancouver.ca](mailto:LandscapeStatusRequest@vancouver.ca)

For Engineering inquiry, please email [EngineeringClientServices@vancouver.ca](mailto:EngineeringClientServices@vancouver.ca)

For Street Use inquiry, please email [StreetUseReview@vancouver.ca](mailto:StreetUseReview@vancouver.ca)

The City of Vancouver's Development, Buildings, and Licensing Department is adapting to the quickly evolving COVID-19 situation. City staff are working to maintain services and



public safety remains our top priority. Please expect some longer than normal response times.

---

**From:** Alex Glegg [<mailto:alex@alexglegg.com>]

**Sent:** Thursday, July 23, 2020 5:09 PM

**To:** Westerman, Denise

**Subject:** [EXT] s.22(1)

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Hi Denise:

I thought I would keep things simple by starting this discussion with a simple question:

Is the following plan an acceptable layout for bathroom on the main floor.

Thanks

Alex Glegg

**ALEX GLEGG DESIGN**  
**2481 East 29th Avenue**  
**Vancouver BC, V5R 1T8**  
t: 604-506-4407  
e: [alex@alexglegg.com](mailto:alex@alexglegg.com)

**From:** "Lam, Matthew" <matthew.lam@vancouver.ca>  
**To:** "Westerman, Denise" <denise.westerman@vancouver.ca>  
"Lau, Kevin" <Kevin.Lau@vancouver.ca>  
**CC:** "Chen, Tony" <tony.chen@vancouver.ca>  
**Date:** 10/7/2020 2:55:58 PM  
**Subject:** RE: Interim - adaptable bathroom in general to share tomorrow at 9 AM

---

I would foresee that the architectural drawings shows, as an additional partial floor plan, of the new configuration, along with structural and framing layout as a minimum to demonstrates how the space can be converted.

I'm picturing Clegg's recent proposal.

Matthew

---

**From:** Westerman, Denise  
**Sent:** Wednesday, October 7, 2020 2:24 PM  
**To:** Lau, Kevin  
**Cc:** Chen, Tony; Lam, Matthew  
**Subject:** Interim - adaptable bathroom in general to share tomorrow at 9 AM

NEW dwelling unit exceeding 40 M2 in area or Principle Floor Level exceeding 40 M2 as an amendment ?

I was hoping all 4 of us can review the comment below, making sure we all agree on the interim approach at 9AM tomorrow.

And to talk about if the gr floor (429 sf) has a den or a separate room, but the floor level area is < 40M2 ☞ Tony's comment.

Thanks again gentlemen !  
DW

---

**From:** Chen, Tony  
**Sent:** Thursday, October 01, 2020 11:23 AM  
**To:** Westerman, Denise  
**Subject:** FW: adaptable bathroom in general

This is a good recap for our PCs.

Might be a good idea if you send it to them at the *appropriate* time.

---

This is DW's interim comment :

An adaptable bathroom should be on the principle floor with level access to an entry.

**For NEW dwelling unit exceeding 40 M2 in area :** The installation of a shower / tub is not required



upfront, but a [dedicated separate space](#) with a shower floor drain and plumbing roughed in should be provided to accommodate the future installation of a low barrier shower, wall faucets and a hand held showerhead can be installed without substantial changes to the building structure or layout as per 2019 VBBL 3.8.5.5.(1)" – So you do not need to install the shower / bathtub upfront if the owner does not want to spend the money.

A two piece bathroom to include a ([3'X3' / 3'X 4' / 3'X5' / 5'x2.5' bathtub size](#)) [dedicated separate space](#) will be acceptable to address the intent of the adaptable bathroom requirement as per VBBL 3.8.5.5. in the new 2019 VBBL. So that it is ready for adaptability in the future for a disable occupant / aging occupant.

- Have a minimum [clear floor space of 750mm X 1200mm](#) in front of the washbasin, toilet, bathtub / shower space.

This [750mm X 1200mm clear floor space](#) should not be overlapping the [dedicated separate space](#) with a floor drain intended for the future installation of a low barrier shower, wall faucets and a hand held showerhead can be installed without substantial changes to the building structure or layout.

This [clear floor space](#) allows for a bit of maneuvering room for the disable occupant to transition to the future low barrier shower at the [dedicated separate space](#).

The [dedicated separate space](#) should be part of the 2 piece bathroom, but can be used as a linen closet or a closet / storage room for the hallway etc.

The [dedicated separate space](#) should NOT be the current Washer and Dryer location.

The sink & toilet should not be overlapping the [dedicated separate space](#).

The sink & toilet should not be overlapping the [750mmX1200mm clear floor space](#).

Please indicate the centered floor drain and plumbing roughed-in at the [dedicated separate space](#) on the initial permit application drawings if the owner does not want to spend the money to install the shower / tub up front.

**From:** "Lau, Kevin" <kevin.lau@vancouver.ca>  
**To:** "Westerman, Denise" <denise.westerman@vancouver.ca>  
**CC:** "Chen, Tony" <tony.chen@vancouver.ca>  
"Lam, Matthew" <matthew.lam@vancouver.ca>  
**Date:** 10/7/2020 4:08:17 PM  
**Subject:** RE: Interim - adaptable bathroom in general to share tomorrow at 9 AM

---

I'm supportive of the interim position.

I'd would also like to confirm at the meeting:

- 1.) that there is agreement on allowing 2 piece washrooms + preframing and preplumbing in general or if there should be some limits to this. Is there a certain size beyond which you must provide the 3 piece up front? Laneways only? The original intent as expressed in the 2014 council report was to cause a 3 piece bathroom to be installed in all homes of a certain size. They didn't specify that size at that time, but it implies that at some point it should be required.
- 2.) The location of the adaptable washroom. Both the 2014 and present 2019 requirements only state that one bathroom meeting these requirements must be provided, on the accessible floor (meaning at adjacent grade level) or the largest floor level. If we accept this on different levels, we need to ensure there is a policy to ensure that this can be made to be reachable as there may be circumstances where the at grade level is not of sufficient size to accommodate the adaptable bathroom as right now laneway are exempt from the minimum 915 mm stair width.
- 3.) Future direction for clarifying changes to the VBBL "Is it necessary to further restrict the floor space being considered in the determination of an adaptable washroom by consider each of the floor levels independently, such as "the largest principal floor area in a dwelling unit containing living facilities is more than 40 sq. m. ..."? This clarifies that that everything within the exterior walls except service spaces is counted for the purposes of this determination on a given floor (which eliminates arguments of what is floor space under the Z&D bylaw), and accounts for multi-level suites where the majority of the floor area is not at the adjacent ground level.

Regards,  
Kevin

---

**From:** Westerman, Denise  
**Sent:** Wednesday, October 07, 2020 2:24 PM  
**To:** Lau, Kevin  
**Cc:** Chen, Tony; Lam, Matthew  
**Subject:** Interim - adaptable bathroom in general to share tomorrow at 9 AM

NEW dwelling unit exceeding 40 M2 in area or Principle Floor Level exceeding 40 M2 as an amendment ?

I was hoping all 4 of us can review the comment below, making sure we all agree on the interim



approach at 9AM tomorrow.

And to talk about if the gr floor (429 sf) has a den or a separate room, but the floor level area is < 40M2 ? Tony's comment.

Thanks again gentlemen !  
DW

---

**From:** Chen, Tony  
**Sent:** Thursday, October 01, 2020 11:23 AM  
**To:** Westerman, Denise  
**Subject:** FW: adaptable bathroom in general

This is a good recap for our PCs.

Might be a good idea if you send it to them at the *appropriate* time.

---

This is DW's interim comment :

An adaptable bathroom should be on the principle floor with level access to an entry.

**For NEW dwelling unit exceeding 40 M2 in area** : The installation of a shower / tub is not required upfront, but a **dedicated separate space** with a shower floor drain and plumbing roughed in should be provided to accommodate the future installation of a low barrier shower, wall faucets and a hand held showerhead can be installed without substantial changes to the building structure or layout as per 2019 VBBL 3.8.5.5.(1) – So you do not need to install the shower / bathtub upfront if the owner does not want to spend the money.

A two piece bathroom to include a (3'X3' / 3'X 4' / 3'X5' / 5'x2.5' bathtub size) **dedicated separate space** will be acceptable to address the intent of the adaptable bathroom requirement as per VBBL 3.8.5.5. in the new 2019 VBBL. So that it is ready for adaptability in the future for a disable occupant / aging occupant.

- Have a minimum **clear floor space of 750mm X 1200mm** in front of the washbasin, toilet, bathtub / shower space.

This **750mm X 1200mm clear floor space** should not be overlapping the **dedicated separate space** with a floor drain intended for the future installation of a low barrier shower, wall faucets and a hand held showerhead can be installed without substantial changes to the building structure or layout.

This **clear floor space** allows for a bit of maneuvering room for the disable occupant to transition to the future low barrier shower at the **dedicated separate space**.

The **dedicated separate space** should be part of the 2 piece bathroom, but can be used as a linen closet or a closet / storage room for the hallway etc.

The **dedicated separate space** should NOT be the current Washer and Dryer location.

The sink & toilet should not be overlapping the **dedicated separate space**.

The sink & toilet should not be overlapping the **750mmX1200mm clear floor space**.

Please indicate the centered floor drain and plumbing roughed-in at the **dedicated separate space** on the initial permit application drawings if the owner does not want to spend the money to install

the shower / tub up front.

**From:** "Lau, Kevin" <kevin.lau@vancouver.ca>  
**To:** "Diana Dilworth" <diana@havan.ca>  
**Date:** 9/23/2020 4:11:06 PM  
**Subject:** RE: Meeting with HAVAN re: adaptable washrooms

---

Hi Diana,

Matthew Lam, Boris Turishev, and myself. We had Pat Ryan scheduled as well, but he is s.22(1) unlikely to make it tomorrow.

Regards,

KEVIN LAU, P.Eng., CP - Tel. (604) 871-6085

Building Policy Engineer - City of Vancouver - Development, Building, and Licenses Services

2019 Vancouver Building Bylaw information: <http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>



Please consider the environment before you print.



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish and Tsleil-Waututh peoples.

---

**From:** Diana Dilworth [mailto:diana@havan.ca]  
**Sent:** Wednesday, September 23, 2020 2:53 PM  
**To:** Lau, Kevin  
**Subject:** [EXT] RE: Meeting with HAVAN re: adaptable washrooms

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Hi Kevin,

Confirming our attendance at tomorrow morning's meeting. Can you confirm who will be attending from the City?

Many thanks,

~ Diana



-----Original Appointment-----

**From:** Lau, Kevin <Kevin.Lau@vancouver.ca>

**Sent:** September 10, 2020 10:21 AM

**To:** Lau, Kevin; Ryan, Pat (CBO); Turishev, Boris; Lam, Matthew; Diana Dilworth; Ron Rapp; jake@smallworks.ca; khang@architrixstudio.com

**Subject:** Meeting with HAVAN re: adaptable washrooms

**When:** September 24, 2020 9:00 AM-10:00 AM (UTC-08:00) Pacific Time (US & Canada).

**Where:** WebEx

Updated 2020Sept10: Rescheduled for Sept 24 per attendee request.

Updated 2020Sept04: Sent additional invites to HAVAN representatives.

Updated 2020Sep03: Added WebEx details & invitation to HAVAN representatives.

Diana:

I don't have email addresses for:

Ron Rap, CEO, Homebuilders Association Vancouver

Jake Fry, CEO, Smallworks

Khang Ngyuen, Architrix Studio

So, I you could kindly forward the WebEx details on to them. Thanks.

Agenda: Meeting w/ HAVAN to discuss as adaptable washrooms and recent challenges.

-- Do not delete or change any of the following text. --

**When it's time, join your Webex meeting here.**

Meeting number (access code): s.15(1)(l)

Meeting password: s.15(1)(l)

Join meeting [vancouver.webex.com]

Tap to join from a mobile device (attendees only)

+1-604-646-8916 s.15(1)(l) VANCOUVER LOCAL  
1-855-699-3239, s.15(1)(l) CANADA/US TOLL FREE



**Join by phone**

1-604-646-8916 VANCOUVER LOCAL

1-855-699-3239 CANADA/US TOLL FREE

[Global call-in numbers \[vancouver.webex.com\]](#) | [Toll-free calling restrictions \[webex.com\]](#)

If you are a host, [click here \[vancouver.webex.com\]](#) to view host information.

Need help? Go to <https://cov.service-now.com/cov>

**IMPORTANT NOTICE:** Please note that this WebEx service allows audio and other information sent during the session to be recorded, which may be discoverable in a legal matter. By joining this session, you automatically consent to such recordings. If you do not consent to being recorded, discuss your concerns with the host or do not join the session.

**Collection Notice and Consent Statement**

Personal information collected, whether via WebEx, email or telephone, will be used by the City of Vancouver only for the purpose of managing attendance and collaborating with other individuals involved in the meeting. Such personal information is collected by the City of Vancouver under the authority of s. 26(c) of the Freedom of Information and Protection of Privacy Act. Questions may be directed to the Director, Access to Information at 453 West 12th Avenue, Vancouver, British Columbia V5Y 1V4 or via telephone at 604-873-7000

NOTE THAT ANY INFORMATION SUBMITTED TO WEBEX WILL BE STORED ON SERVERS IN THE UNITED STATES AND ACCESSED IN THE UNITED STATES OR INTERNATIONALLY WHEN REQUESTED BY COV FOR TECHNICAL SUPPORT PURPOSES AND BY CISCO IN ACCORDANCE WITH WEBEX PRIVACY POLICY

CY

CY

**From:** ["Lau, Kevin" <kevin.lau@vancouver.ca>](mailto:kevin.lau@vancouver.ca)  
**To:** ["Westerman, Denise" <denise.westerman@vancouver.ca>](mailto:denise.westerman@vancouver.ca)  
["Lam, Matthew" <matthew.lam@vancouver.ca>](mailto:matthew.lam@vancouver.ca)  
**Date:** 8/13/2020 5:27:12 PM  
**Subject:** RE: sorry, one more - Adaptable bathroom inquiry # 2 - all roughed in only

---

Hi Denise,

My concern with this proposal is the cost of conversion. Part of the intent for the adaptability provision to make it affordable to convert space to a new use. I think it likely you could meet all of the physical layout requirements with the space they're providing, but this might be an expensive new washroom to build since you'd have to completely convert a space, and likely deconstruct another unless you think you need to washroom in the same area..

However, this does raise the interesting idea of splitting up the facilities on the ground floor. If I simply provided an additional room with shower immediately adjacent to the powder room, would that be acceptable? I think that conceptually this is not preferable as this would make it inconvenient if not difficult to use for someone with limited mobility, and it probably also impacts the ability for a person to have privacy.

I think on this basis, I'd rather see some form proposal for the conversion of a space than can be added to the existing powder room.

Kevin

---

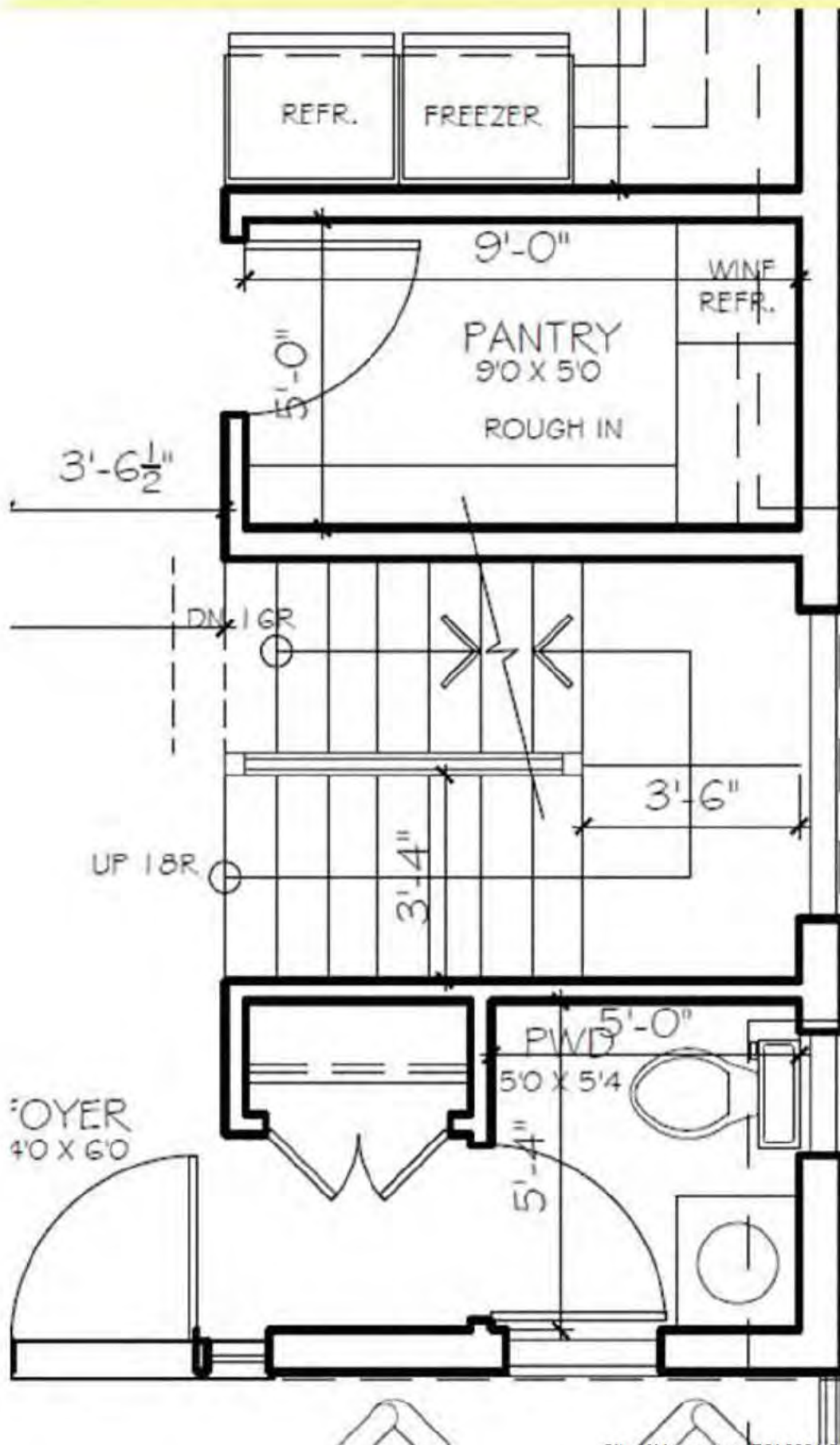
From: Westerman, Denise  
Sent: Thursday, August 13, 2020 4:43 PM  
To: Lau, Kevin; Lam, Matthew  
Subject: sorry, one more - Adaptable bathroom inquiry # 2 - all roughed in only

Hi Kevin,

This one is more creative, they are proposing a 5' X 9' pantry with plumbing roughed in for a sink, toilet and a floor drain for future installation of all three pieces !

Will you accept it ?

D



---

**From:** s.22(1)  
**Sent:** Thursday, August 13, 2020 4:33 PM  
**To:** Westerman, Denise  
**Subject:** [EXT] Re: Adaptable bathroom inquiry

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Hi Denise,

See attached PDF. Has basement and main floor on it. It is a 1 FD w/secondary

As you can see, we would plan on labeling rough ins for a bathroom and provide a drain in the pantry area. It is large enough to accommodate a full bathroom.

Upper floor is 872 SF and is less than the main floor.

s.22(1)

---

**From:** Westerman, Denise <denise.westerman@vancouver.ca>  
**Sent:** August 13, 2020 4:28 PM  
**To:** s.22(1)  
**Subject:** RE: Adaptable bathroom inquiry

Hi s.22(1)  
Can you scan me the ground floor plan and also provide me the ground floor area and the second floor area please, thanks.  
I assume this is a main house 1 FD or 1FD with secondary suite ?  
Denise

---

**From:** s.22(1)  
**Sent:** Thursday, August 13, 2020 3:23 PM  
**To:** Westerman, Denise  
**Subject:** [EXT] Re: Adaptable bathroom - Aug 10 - in a new 1 & 2 FD building

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Thank you for your assistance again.

I have yet a different scenario and question about adaptable bathrooms.



We have a client who wants a main floor with a powder room, however one that isn't large enough to provide a future shower. What we are proposing though is that we will provide rough ins for a future adaptable bathroom where we plan to design the pantry. We will have sink/toilet/shower rough ins and a drain all located in the pantry so that in the future it can be turned into an adaptable bathroom.

My question is: Is our proposal of rough ins for a future adaptable bathroom located in the current pantry satisfy the zoning guidelines for the city of Vancouver.

Thank you,

s.22(1)

---

**From:** Westerman, Denise <denise.westerman@vancouver.ca>  
**Sent:** August 11, 2020 9:27 AM  
**To:** s.22(1)  
**Subject:** Adaptable bathroom - Aug 10 - in a new 1 & 2 FD building

Hi s.22(1)

Thank you once again for waiting, I have just gotten back this week.  
Having a bit of problem of my inbox size with a week worth of incoming emails, and may not be able to send out more email until I get a chance to reduce the volume, sorry.

The engineers at our CBO office have indicated to me last Friday that a two piece bathroom with a (3'X3' / 3'X5' / 5'x2.5' bathtub size) [separate space](#) will be acceptable to address the intent of the adaptable bathroom requirement as per VBBL 3.8.5.5. in the new 2019 VBBL.

- Have a minimum [clear floor space of 750mm X 1200mm](#) in front of the washbasin, toilet, bathtub or shower .

This [750mm X 1200mm clear floor space](#) should not be overlapping the [separate space](#) with a floor drain intended for the future installation of a low barrier shower, wall faucets and a hand held showerhead can be installed without substantial changes to the building structure or layout.

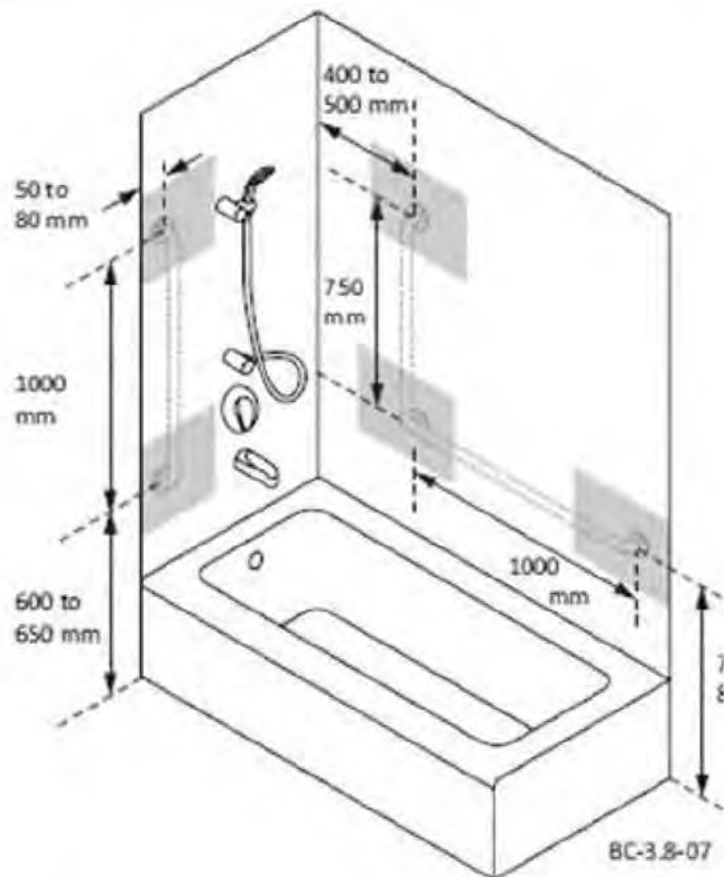
This [clear floor space](#) allows for a bit of maneuvering room for the disable occupant to transition to the future low barrier shower separate space.

- 1) One bathroom in an adaptable [dwelling unit of more than 40 m2](#) shall
  - a) have a minimum clear floor space of 750 mm by 1200 mm in front of a washbasin, toilet, bathtub or shower,
  - b) be configured to accommodate the future installation of a low barrier shower and shall be constructed with
    - i) [double floor joists under a bathtub on timber construction,](#)



- ii) a second shower drain under a bathtub on timber construction with concrete topping,
  - iii) a second shower drain under a bathtub on a concrete slab, or
  - iv) measures to the satisfaction of the Chief Building Official where it can be demonstrated that the future installation of a low barrier shower can be installed without substantial changes to the building structure or layout, and
  - c) be located on an accessible floor level or the largest floor level where there is no accessible floor.
- 2) Walls adjacent to the water closet and bathtub or shower shall accommodate the future installation of grab bars conforming to
- a) Clauses 3.8.3.11.(1)(e) and (f) for water closets, and
  - b) Clause 3.8.3.16.(1)(f) for showers or 3.8.3.17.(1)(f) for bathtubs.
- (See Note A-3.8.5.5.(2).)
- 3) All bath and shower controls in adaptable dwelling units shall be easily accessible from an open floor space or offset.
- 4) All washbasins in adaptable dwelling units shall be equipped with lever-type faucets or hardware that does not require a tight grasp or twisting action of the wrist.

**A-3.8.5.5. Adaptable Dwelling Unit Bathrooms.** Figure A-3.8.5.5. illustrates an adaptable dwelling unit bathroom.



**Figure A-3.8.5.5.**  
**Adaptable Dwelling Unit Bathrooms**

Despite the requirements of Article 3.8.5.5., the Chief Building Official may accept a lesser stan

*Vancouver Building By-law 2019*

**Notes to Part 3 – Fire Protection, Occupant Safety and Accessibility**

**C**

**A-3.8.5.5.(3) Grab Bar Installation.** This provision is intended to ensure there is adequate grab bars by the occupant of the adaptable dwelling unit in the future. For example, plywood or solid and encompassing the location of future grab bars located as described in Clause 3.8.3.11.(1)(c) and (or 3.8.3.17.(1)(f) would provide suitable backing for the grab bar fasteners.

Thank you once again for your inquiry.  
Sincerely,

Denise Westerman  
Supervisor - Housing Review Branch  
Development, Buildings, and Licensing Department  
City of Vancouver

On November 5, 2019, in a Public Hearing, City Council approved a report by staff to recommend changes to the basement and cellar depths for new houses in RS zones.

All new applications must meet the new Zoning regulations enacted on June 23, 2020.

## UPDATE ON NEW 2019 VBBL:

New VBBL 2019 (#12511)

On July 23, 2019 City Council passed a new 2019 Building By-law (By-law #12511). This By-law will become effective on November 1, 2019. This was followed by an amendment (By-law #12512) which amends the new 2019 Building By-law to implement the phased implementation of new requirements for Water Systems (January 1, 2020 and July 1, 2020) and Energy Efficiency (June 1, 2021 implementation).

### Useful links for home builders:

Combined Development & Building permit:

<http://vancouver.ca/home-property-development/development-building-permit-combined-permit.aspx>

New 1 & 2 Family Dwelling ("outright"):

<http://vancouver.ca/home-property-development/1-and-2-family-home-construction-outright.aspx>

Demolition and Deconstruction permits:

<http://vancouver.ca/home-property-development/demolition-permit.aspx>

Zoning map, districts, and regulations:

<http://vancouver.ca/home-property-development/zoning-map-districts-and-regulations.aspx>

Zoning Bylaw administrative bulletins, including General and RS zone specific administrative bulletins:

<http://vancouver.ca/home-property-development/zoning-bylaw-administrative-bulletins.aspx>

Building a Passive House:

<http://vancouver.ca/home-property-development/build-a-passive-house.aspx>

Energy-efficient requirements and resources for new homes and renovations:

<http://vancouver.ca/home-property-development/energy-efficiency-requirements-and-resources-for-homes.aspx>

Laneway House Regulations (Section 11.24 of the Zoning and Development By-law), including "How to Guide":

<https://bylaws.vancouver.ca/zoning/Sec11.pdf>

<https://vancouver.ca/files/cov/laneway-housing-guide-2018.pdf> dbf

### EFFECTIVE FEBRUARY 1, 2018:

You will need to meet with your Project Coordinator as we are no longer accepting drop offs of your resubmission.

General Inquiry or to book a permit application intake appointment or to book a revision appointment, please email [permitquestions@vancouver.ca](mailto:permitquestions@vancouver.ca)

For General VBBL inquiry, please email [infovbbl@vancouver.ca](mailto:infovbbl@vancouver.ca)

For Landscape inquiry, please email [LandscapeStatusRequest@vancouver.ca](mailto:LandscapeStatusRequest@vancouver.ca)

For Engineering inquiry, please email [EngineeringClientServices@vancouver.ca](mailto:EngineeringClientServices@vancouver.ca)

For Street Use inquiry, please email [StreetUseReview@vancouver.ca](mailto:StreetUseReview@vancouver.ca)

The City of Vancouver's Development, Buildings, and Licensing Department is adapting to the quickly evolving COVID-19 situation. City staff are working to maintain services and public safety remains our top priority. Please expect some longer than normal response times.

**From:** ["Lau, Kevin" <kevin.lau@vancouver.ca>](mailto:kevin.lau@vancouver.ca)  
**To:** ["Adcock, Jessie" <jessie.adcock@vancouver.ca>](mailto:jessie.adcock@vancouver.ca)  
**Date:** 8/25/2020 4:02:26 PM  
**Subject:** RE: VBBL 2019 - Adaptable Washrooms (Bk1, Div B, 3.8.5.5.)

---

Hi Jessie

Here is a response for you to edit or pass on to HAVAN. I'll contact HAVAN tomorrow to set a meeting up.

Kevin

----

Dear HAVAN,

Thank you for reaching out to us regarding your members' concerns related to the provision for adaptable bathrooms. Feedback from HAVAN and other industry groups provides valuable insight into the effectiveness and challenges related to current building regulations.

The Chief Building Official's office is acutely aware of the concerns your organization has raised with respect to the adaptability requirements, and is looking into appropriate options and actions to address these concerns. However, given the complexity of the subject and the potential consequences you have outlined for residential construction, it seems appropriate that there be some further discussion with the industry or other stakeholder groups to ensure a uniform and practical approach.

The Chief Building Official's office would welcome further discussion with your organization as we consider a solutions with respect to Adaptability in residential construction, with a view to establishing the necessary with guidance on how the current regulations will be interpreted. CBO's office staff will contact your office shortly in this regards and to set up a meeting.



**From:** "Anderson, Kelly" <Kelly.Anderson@vancouver.ca>  
**To:** "Lau, Kevin" <Kevin.Lau@vancouver.ca>  
**Date:** 8/25/2020 4:01:38 PM  
**Subject:** RE: VBBL 2019 - Adaptable Washrooms (Bk1, Div B, 3.8.5.5.)

---

Note my typo... I think they **\*will\*** be pleased to have a meeting scheduled. Sorry if I confused you.

---

**From:** Lau, Kevin  
**Sent:** Tuesday, August 25, 2020 3:57 PM  
**To:** Anderson, Kelly  
**Subject:** RE: VBBL 2019 - Adaptable Washrooms (Bk1, Div B, 3.8.5.5.)

Thanks. I'll update accordingly.

---

**From:** Anderson, Kelly  
**Sent:** Tuesday, August 25, 2020 3:45 PM  
**To:** Lau, Kevin  
**Subject:** RE: VBBL 2019 - Adaptable Washrooms (Bk1, Div B, 3.8.5.5.)

Few suggestions below in red?

s.13(1)



As always, take or leave whatever I've suggested. ☺

---

**From:** Lau, Kevin  
**Sent:** Tuesday, August 25, 2020 3:21 PM  
**To:** Anderson, Kelly  
**Subject:** VBBL 2019 - Adaptable Washrooms (Bk1, Div B, 3.8.5.5.)  
**Importance:** High

Hi Kelly

Here's a general response for edit or forward on to HAVAN.

Could you take a quick look and see if you have any objections before I pass it on to Jessie?

Kevin

----

s.13(1)



**From:** "Lau, Kevin" <kevin.lau@vancouver.ca>  
**To:** "Okell, Corrie (DBL)" <corrie.okell@vancouver.ca>  
**Date:** 8/25/2020 4:03:54 PM  
**Subject:** RE: VBBL 2019 - Adaptable Washrooms (Bk1, Div B, 3.8.5.5.)

---

Thanks. I have a comment from Kelly and have integrated this and sent it to Jessie now.

Kevin

---

**From:** Okell, Corrie (DBL)  
**Sent:** Tuesday, August 25, 2020 3:31 PM  
**To:** Lau, Kevin  
**Subject:** RE: VBBL 2019 - Adaptable Washrooms (Bk1, Div B, 3.8.5.5.)

It looks good Kevin.

CORRIE OKELL | Manager Issues and Quality Assurance  
Development, Buildings, & Licensing  
Phone: 604.871.6495 Cell: s.15(1)(l)  
corrie.okell@vancouver.ca

---

**From:** Lau, Kevin  
**Sent:** Tuesday, August 25, 2020 3:26 PM  
**To:** Okell, Corrie (DBL)  
**Subject:** VBBL 2019 - Adaptable Washrooms (Bk1, Div B, 3.8.5.5.)  
**Importance:** High

Hi Corrie,

Here's a general response for edit or forward on to HAVAN.

Could you take a quick look and see if you have suggestions before I pass this one to Jessie?

Kevin

----

s.13(1)



s.13(1)



## Code Committee - Requested/Upcoming Items - 2020Aug27

Date (Referral)	Code/standard references	Issue summary	Interim Decision/Direction (if any)	SME/reference staff
8/12/2020	3.2.5.12.; Ref.:NFPA 13R	<p>Use of FD Connections for 1 &amp; 2 Family Laneway and Infill residential buildings designed to NFPA 13R due to extended FD Access route (over 45m). It is frequent point of contention with industry since it is generally perceived by industry that the fire department will not use these, and they are expensive and excessive for a simple 1 or 2 FD home. It is proposed that this not be required for a NFPA 13R system if these are 1- or 2-family homes.</p> <p>Discussion 2020Aug27 – hold this item until VFRS has representation</p>		K.Lau/P.Weber
8/21/2020	3.2.5.5.; 3.2.5.6.; 3.2.5.12.; 9.10.20.3.	<p>Application of NFPA 13R - In infill housing with attached garages (which may form part of a strata) not intended for use by the infill dwelling units, does the same policy apply as for laneway houses? It was previously discussed that an exemption from the FDC be provided since the fire department is unlikely to use these as there is no expectation that these would be servicable or have been maintained appropriately. Further, is a separate mechanical room and electrical power required given the garage is effectively a separate suite?</p> <p>Discussion – Intent is to have laneways and infills be treated the same way. NFPA 13R or NFPA13D based on 3.2.5.12., or as a consequence of 3.2.5.5. (FD access path)</p> <p>Key issues associated with why NFPA 13D is not appropriate for when the garage is not ancillary to the residential unit.</p> <ol style="list-style-type: none"> <li>1. NFPA 13D was not intended for mixed occupancies.</li> <li>2. Occupant of residential unit has not knowledge or control over what is going on in the garage, and it is not necessarily consistent with residential use.</li> </ol>	Bulletin 2020-001-EL (consumer services) and 2020-008-EL (housepanels) provide some clarity here.	D. Westerman



3. NFPA 13D allows for unlisted systems which could include fire pumps without back up water supplies. No verification of performance under abnormal circumstances.

Was considered to be better to start with NFPA 13R and provide exceptions to the costly items.

- FDCs – need response from VFRS
- Water connection requirements.

Phil looking into the issue of water connections with Waterworks. Phil is suggesting a 2" connection upfront for all properties. Discuss with Pat – his involvement may help push this along. 2" upfront would effectively remove the issue. Effective cost of fittings and materials is nearly the same.

With respect to the need for common spaces, this is driven by electrical concerns covered in bulletins 2020-001-EL and 2020-008-EL. A common room is required for electrical meters if you require more than four. The number of meters (and therefore a house panel) may be influenced by common facilities such as fire alarms and exterior lighting. These are usually triggered by the extended travel distance requirements.

In addition, sprinklers to NFPA 13R is also often seen as a trigger for a firealarm because it occurs as part of the same upgrades needed for the extended FD access path. Also, there is a requirement for notification of water flow under NFPA 13R, which is also frequently associated with fire alarms (but this is not necessarily the case – you could use a pit instead of a common room, and monitor by connection to smoke alarms or residential security system).

Action – leave this open for now, need to discuss with Pat and VFRS.

8/21/2020 3.2.5.6.(3)(a)(ii)

Width of FD access path - There is a non-clarity with respect to the language related to the width of the FD access path that has been carried over from the previous code cycle. The language in the VBBL suggest that 900 mm is only permissible if the path serves only one dwelling unit, but due to the non-clarify of the word 'or' in 3.2.5.6.(3)(a)(ii), this could be interpreted as being inclusive of both conditions.

It has been the general interpretation that the 'or' term is intended exclusively, in that the level of performance provided by the 900 mm path should be equal and that the prior VBBL 2014 was generally only permitted to serve a single dwelling unit, but an exception appears to

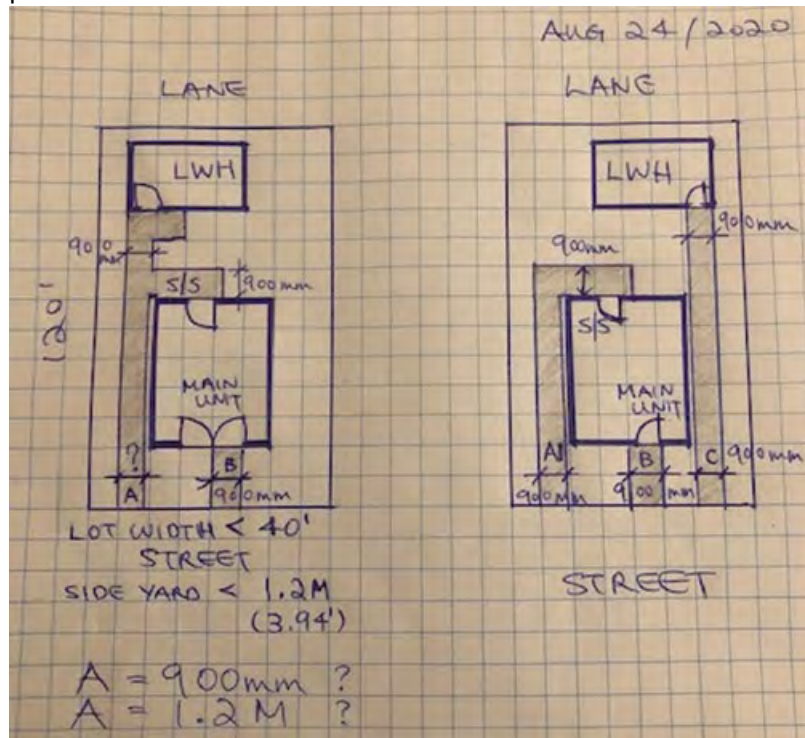
K.Lau/D.Westerman

have been provided for  
secondary suites, which

8/21/2020 9.10.20.3.(3)

D. Westerman

Width of FD access path of travel for Laneway houses - If it agreed that a 1.2 m path is required for more than 2 suites, then 9.10.20.3.(3) appears to require a 900 mm path to an ancillary residential building (laneway or infill). For sites that have < 1.2M side yard (see diagram) this implies that two 900 mm paths of travel are required if there are any rear entry secondary/lock-off suites in the main house (or more simply more than 1 suite accessed from the rear yard). This would lead to a requirement for two access paths. Is this the intent?



Discussion: 2020Aug27 –  
DW – change in language between VBBL 2014 and 2019, previously

there was an exception for secondary suites to have 900 mm. The issue at hand is that 33' lots may only have a 3' side yard. This would prevent them from having a secondary suite and laneway. KL – intention of VBBL 2019 changes is to eliminate the 2.0 m requirement, and simplify the application by providing equivalent levels of performance. Note the VBBL 2014 has an inconsistency in that it required 1.2 m for 2+ dwelling units, but allows 900 mm for a single family home with secondary suite.

PW - 3.2.5.6. does not mention 2 m height requirement, unlike 9.10.20.3., this should be considered to be added.

KL – previous discussion with VFRS have suggested that they might be willing to accommodate a Part 9 solution for extended FD access paths.

DW - It was believed that there was an intention was to have an exception for secondary suites to facilitate inclusion into a design. (Ed.note: there is also an allowance for conversion of space to secondary suites in 11.4.3.1. which allows 860 mm.)

KL – suggest that Section 9.37. would be the right place to put this, with pointer in 3.2.5.6.

Note this this does not resolve the question with respect to laneway houses and secondary suites. 9.10.20.3.(3) only specifies a minimum requirements, which can apply until the path intersects the access from another dwelling unit, at which point the path is now required to be 1.2 m in width.

Action: table this item till September when CBO can decide; and Rick Cheung can provide input as he was believed to have previously been involved in the determination of the original secondary suite path allowances.

(Ed. Note: There is an alternative path for consideration herein that each building should perhaps be assessed separately. The basic assumption of the VBBL is that a fire only happens in one building at any given moment. Ergo, it might be permissible to assess the egress path assuming it was being used for any one building at a time. However, this approach does not take into account the small site and likely impact of a single fire on both the principal and ancillary unit whose FD access and exit may be wholly dependent on this single path.)

Adaptable washrooms low barrier shower - General discussion - considerable concern has arisen over the provision of the 3 piece washroom. This is seen by industry to be unnecessary and invasive. The current (and past wording) for 3.8.5.5. required either a 3 piece washroom or pre-plumbing. However, preplumbing is less desirable, and typically leads to reduced space allocation, and greater renovation costs to implement the low barrier shower in future. If building group stops asking for the shower up front, these will never be installed. Is this an acceptable outcome and consistent with the intent of the adaptability requirements?

Discussion 2020Aug 27 – No solution at this time.

Council report in 2014 clearly indicate the intent is to cause 3 piece washrooms to occur on the ground floor of building of a certain size.

Key issue not discussed in the original Council report is: what is an acceptable cost for adaptation (renovation)?

Advocacy groups point out that people in need to the adaptation features are often in a precarious fiscal situation and cannot afford additional costs.

A key question then: Is it reasonable to omit the shower in exchange for enabling features in future.

It was brought up that the current requirements allow for pre-plumbing of a drain in the room, the idea being that this could be converted to a wet bathroom in future.

Thinks that need to be considered up front:

- Set aside room for the shower
- Main floor have 3 piece washroom, or make upper level
- What is the nature of appropriate pre-plumbing.
- Future framing considerations
- Additional Ventilation may be needed

With respect to plumbing, need to consider inclusion of

- 2" drain pipe with vent – capped off or trap arm
- Location of the drain is a concern as not a good idea to have a random drain pipe and vent in closet wall., no dead end sections
- Dhw and dcw horiz. To designated location and capped off. Cost of horizontal horizontal is not that much if the walls are opened up.

Walls need to be open up anyways.

- GWB will need to be removed to allow for aquaboard and waterproofing (plus finishes), location of any pre-piping will be apparent.

Consensus generally seems to be that ultimately designers will need to think about setting aside space for the washrooms.

It was suggested that developers could be given choices. Provide 3 piece washroom now, or make 2<sup>nd</sup> storey accessible, or provide detailed upgrade plans.

Additional discussion with HAVAN to come before we have final solutions.

The need for discussions with both builders and the advocacy groups may be needed. (ed. Note: recall council report in Summer of 2018)