

Development Options:  
General Building Codes Upgrades and Site Servicing Requirements

Each property is unique and may have site specific limitations and considerations, a design professional can assist you in determining the specific requirements for your particular project.

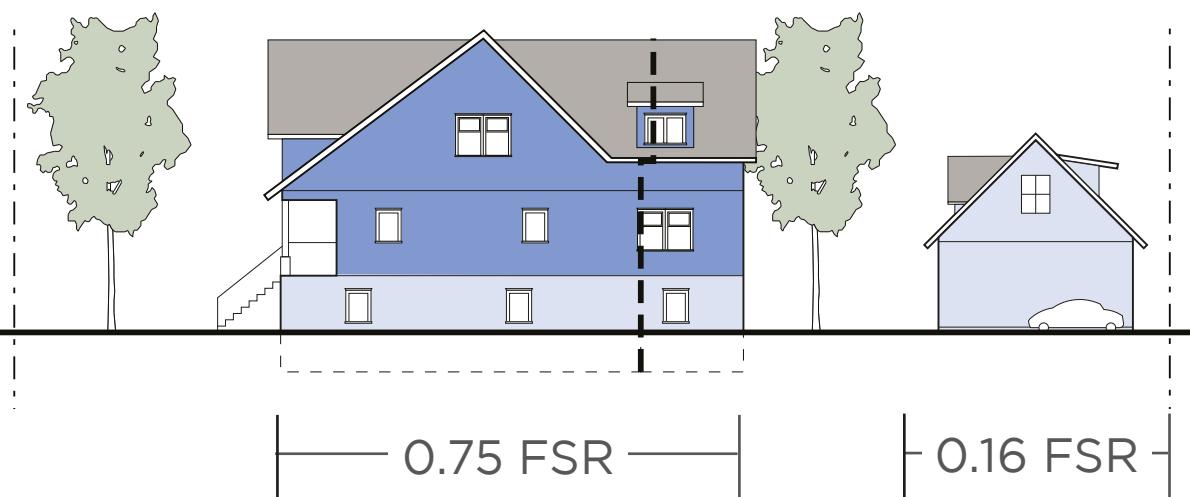
RENTAL\*

STRATA

RENTAL OR STRATA

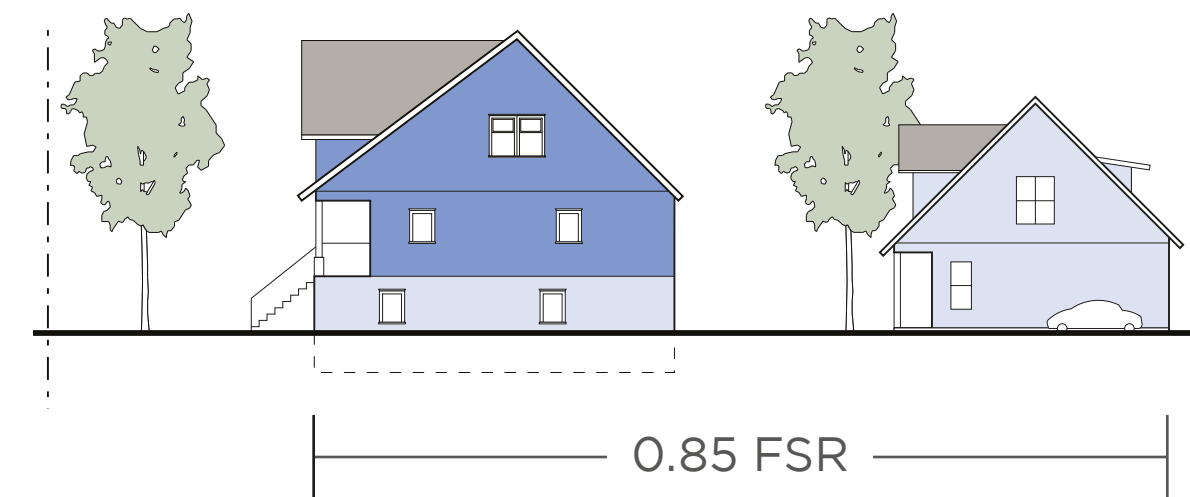
OPTION

1 Family Dwelling with addition, secondary suite and laneway house

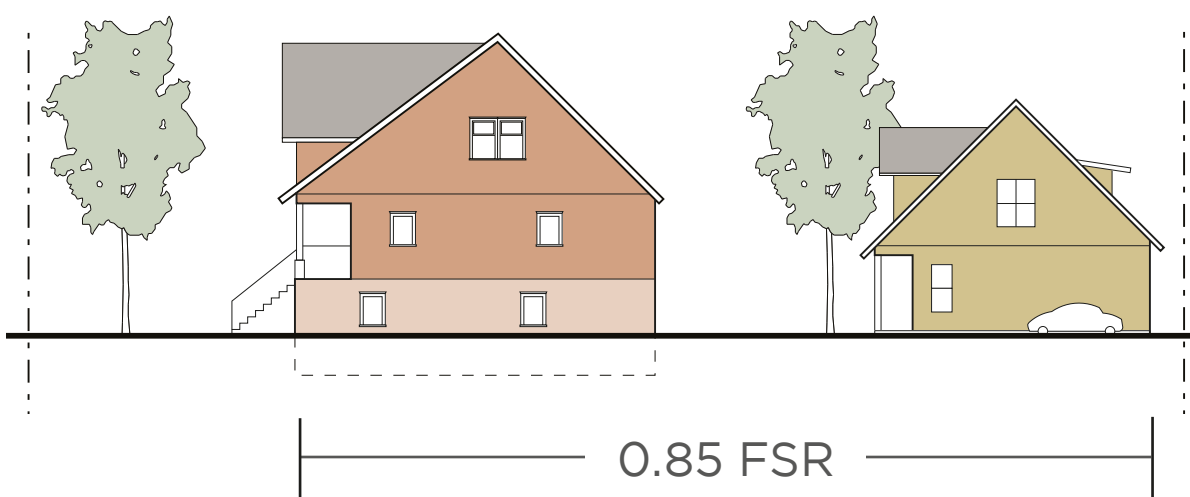


Home owner Rental units

1 Family Dwelling with secondary suite and infill

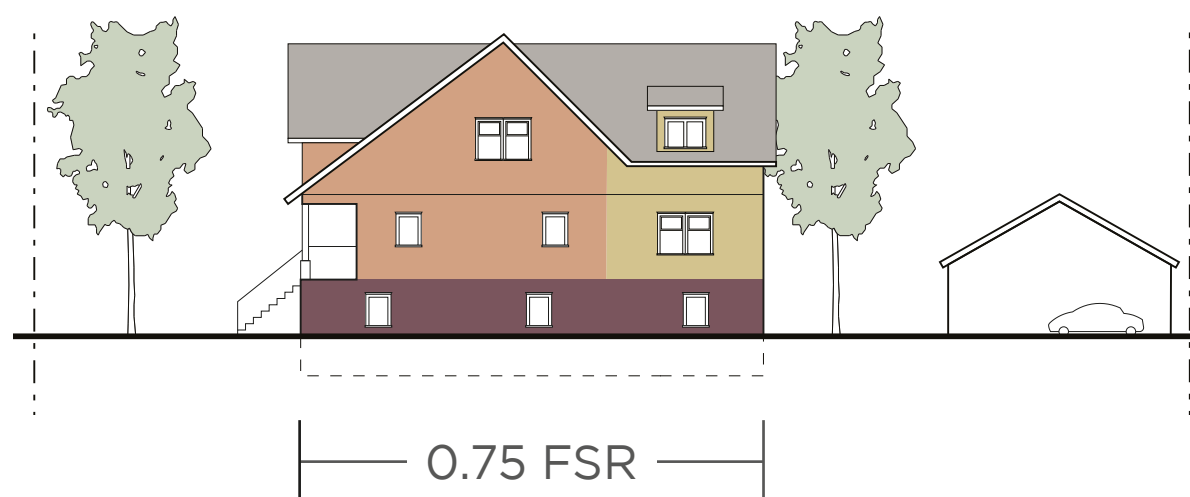


1 Family Dwelling with secondary suite and infill



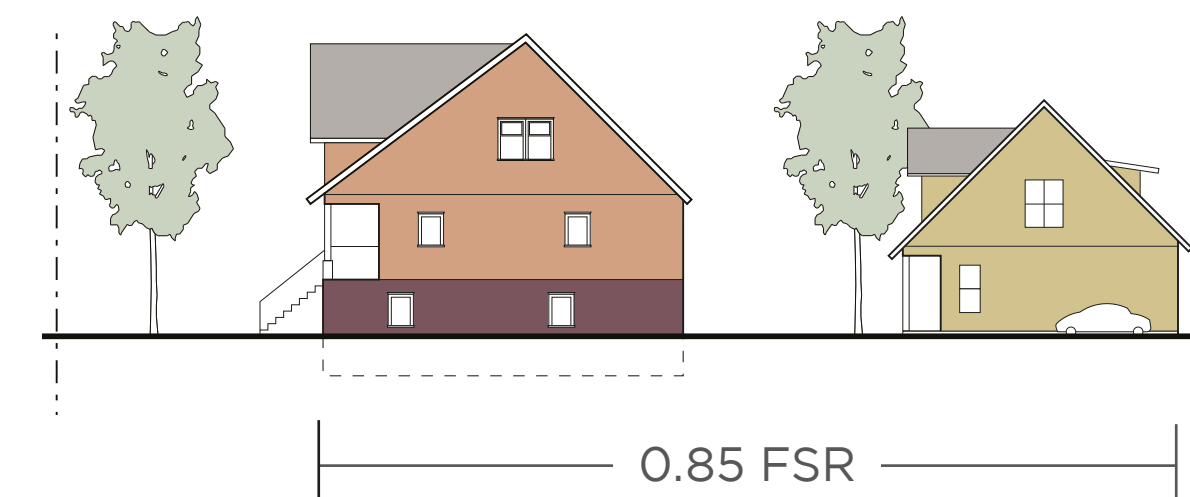
Unit 1 Rental unit Unit 2

Multiple Conversion Dwelling (MCD)



Unit 1 Unit 2 Unit 3

Multiple Conversion Dwelling (MCD) with infill



Unit 1 Unit 2 Unit 3

REQUIRED\*\*

REQUIRED\*\*

REQUIRED\*\*

UPGRADES

- **Water and sewer upgrades** (if the construction value is more than \$95,000)
- **Sprinkler** (if construction value exceeds 50% of the replacement value of the existing building)
- guards, handrails and stairs upgrade
- smoke alarms to be installed
- carbon monoxide alarms to be installed
- **Seismic** (where the proposed work will expose all foundation walls and interfacing exterior wood frame walls, the exterior wood frame walls must be anchored to concrete foundation wall for seismic resistance)
- **Energy efficiency** (based on construction value):
  - EnerGuide (EGH) report
  - New boiler or furnace, annual fuel utilization efficiency (AFUE) 90%
  - Building envelope air sealing
  - Attic insulation

- **Water and sewer upgrades**
- **Sprinkler**
- **Fire & life safety (F4):**  
Entire Building — Alarms & detectors, emergency lighting, exits, firefighting access & water supply, spatial separation, standpipes & sprinklers, ventilation, and building envelope review.
- **Structural (S4)**  
Entire Building — Building to be upgraded to resist 75% of the current By-law
- **Non-structural (N4)**  
Entire Building — Restrain interior partition walls. Restrain all ceiling supporting frames, T-bars assemblies, ceiling gypsum wall boards, all overhead mechanical equipment and services, overhead electrical equipment and services. Restrain falling hazards from cladding, veneer, parapets, canopies and ornaments attached to the exterior of the building.
- **Accessibility (A4)**  
Entire Building — Building to meet accessibility provisions of the current VBBL.
- **Energy (E4)**
  - Review and improve energy performance of an integrated energy efficiency system. Limit the probability that, as a result of the renovation of a building the use of energy will be inefficient
  - [REUP program](#)

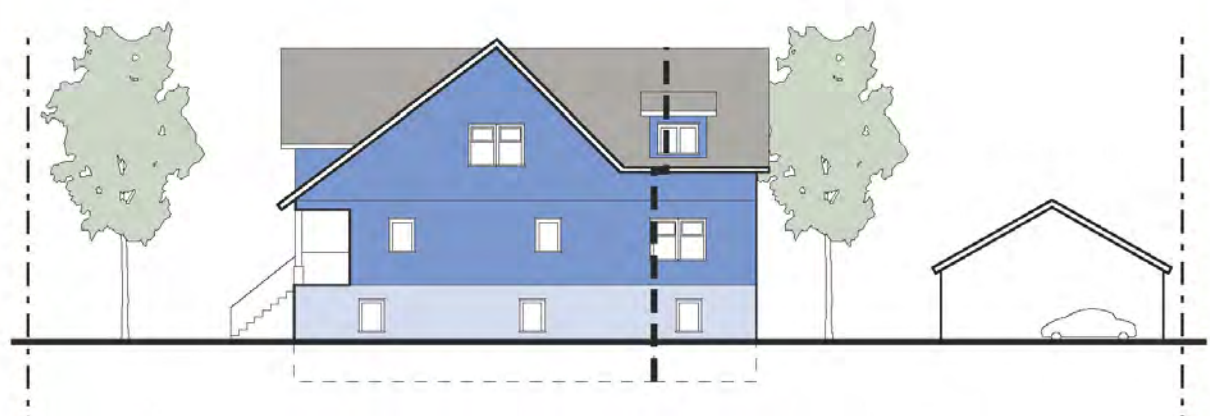
- **Water and sewer upgrades**
- **Sprinkler**
- **Fire & life safety (F4):**  
Entire Building — Alarms & detectors, emergency lighting, exits, firefighting access & water supply, spatial separation, standpipes & sprinklers, ventilation, and building envelope review.
- **Structural (S4)**  
Entire Building — Building to be upgraded to resist 75% of the current By-law
- **Non-structural (N4)**  
Entire Building — Restrain interior partition walls. Restrain all ceiling supporting frames, T-bars assemblies, ceiling gypsum wall boards, all overhead mechanical equipment and services, overhead electrical equipment and services. Restrain falling hazards from cladding, veneer, parapets, canopies and ornaments attached to the exterior of the building.
- **Accessibility (A4)**  
Entire Building — Building to meet accessibility provisions of the current VBBL.
- **Energy (E4)**
  - Review and improve energy performance of an integrated energy efficiency system. Limit the probability that, as a result of the renovation of a building the use of energy will be inefficient
  - [REUP program](#)

\* Rental projects may not be converted to strata at a later date without meeting the required strata upgrades  
\*\* All new building construction (additions, laneway house and infill) is required to comply with the Vancouver Building By-law

# Development Options: Site Eligibility Requirements

Each property is unique and may have site specific limitations and considerations, a design professional can assist you in determining the specific requirements for your particular project.

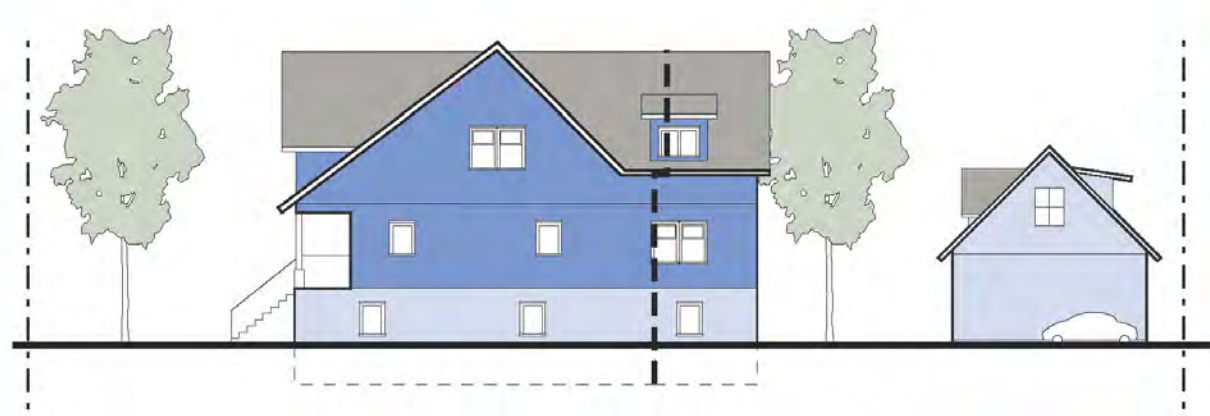
**Single family house with addition and optional secondary suite**



■ Home owner   ■ Rental units

- Does your lot have 900 mm (3 ft) clear path to the rear yard for fire access to secondary suite?

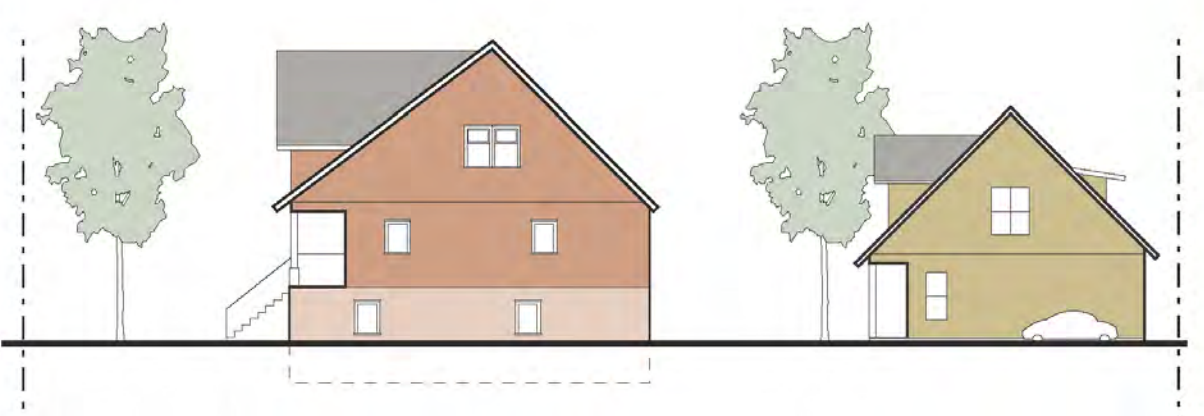
**Single family house with addition, optional secondary suite and laneway house**



■ Home owner   ■ Rental units

- Do you have a lane?
- Will you have a minimum of 4.9 m (16 ft) between the laneway house and the main house?
- Does your lot have 900 mm (3 ft) clear path to the rear yard for fire access to the secondary suite and the laneway house?


**Single family house with optional secondary suite and Infill**



■ Unit 1   ■ Rental unit   ■ Unit 2

- Will you have a minimum of 4.9m (16ft) between the infill and the main house?
- Does your lot have 1200 mm (4 ft) clear path to the rear yard for fire access to infill?


**Multiple conversion dwelling with addition**



■ Unit 1   ■ Unit 2   ■ Unit 3

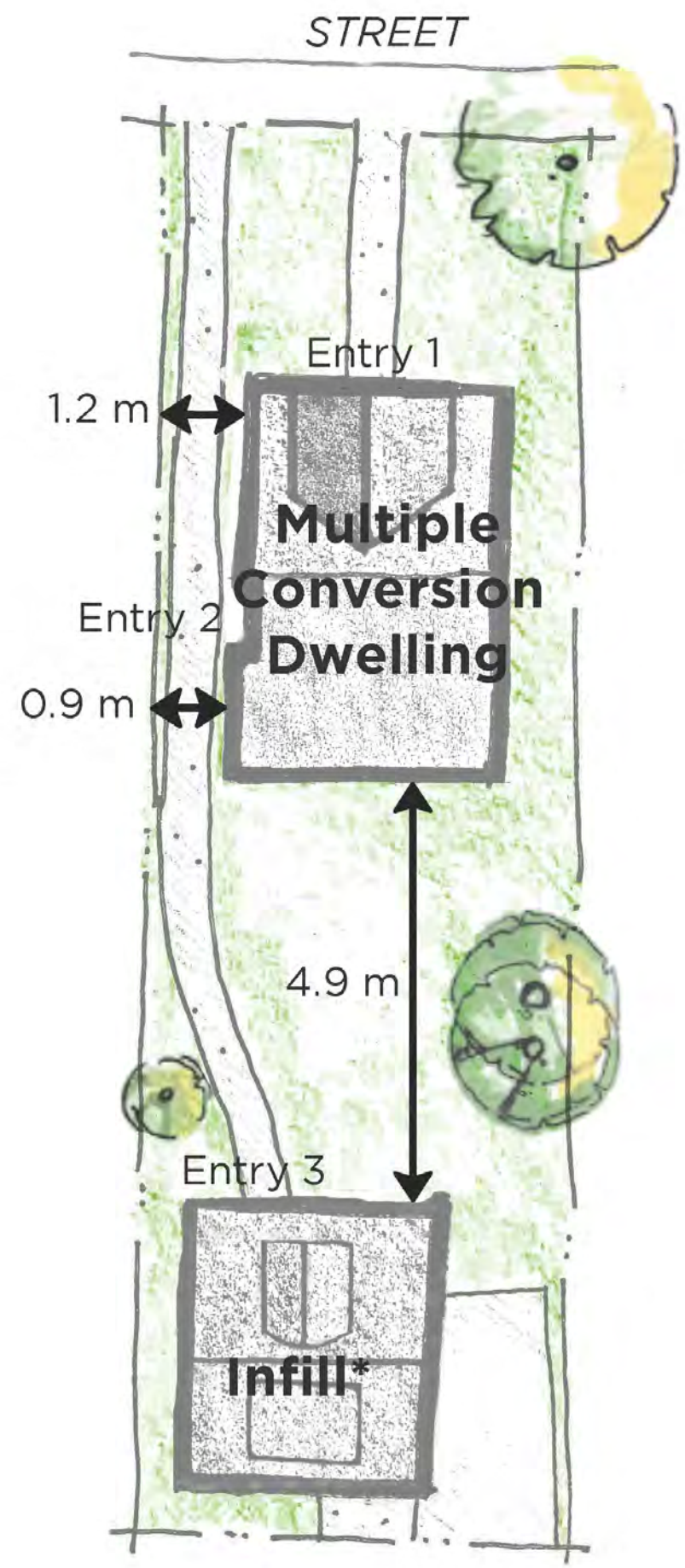
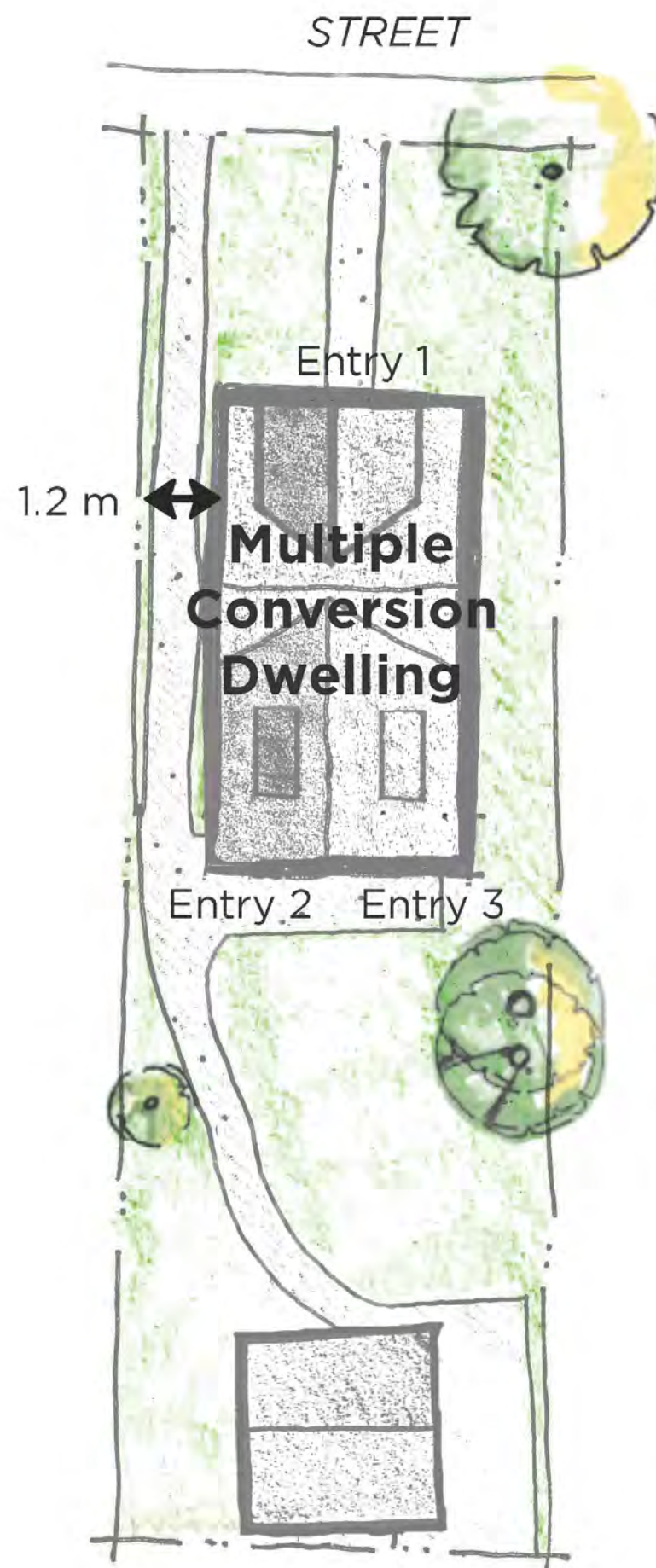
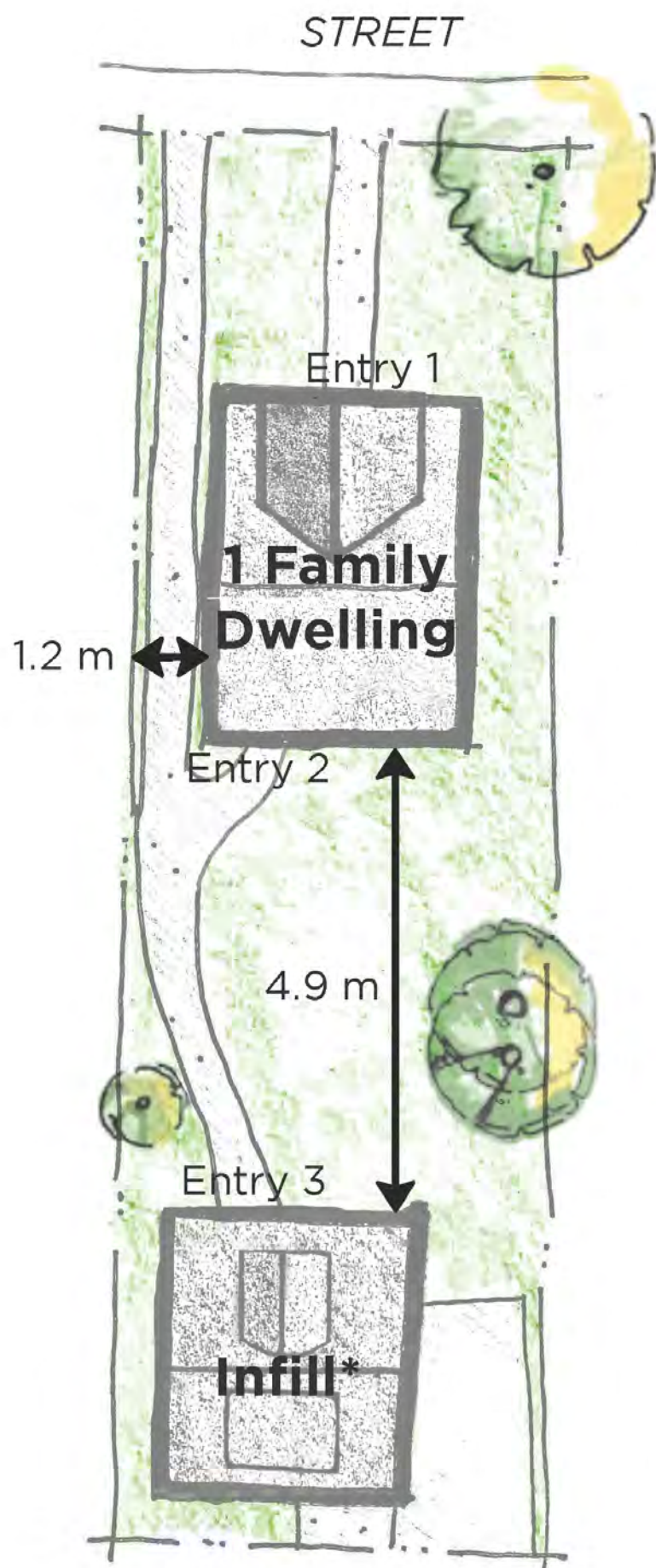
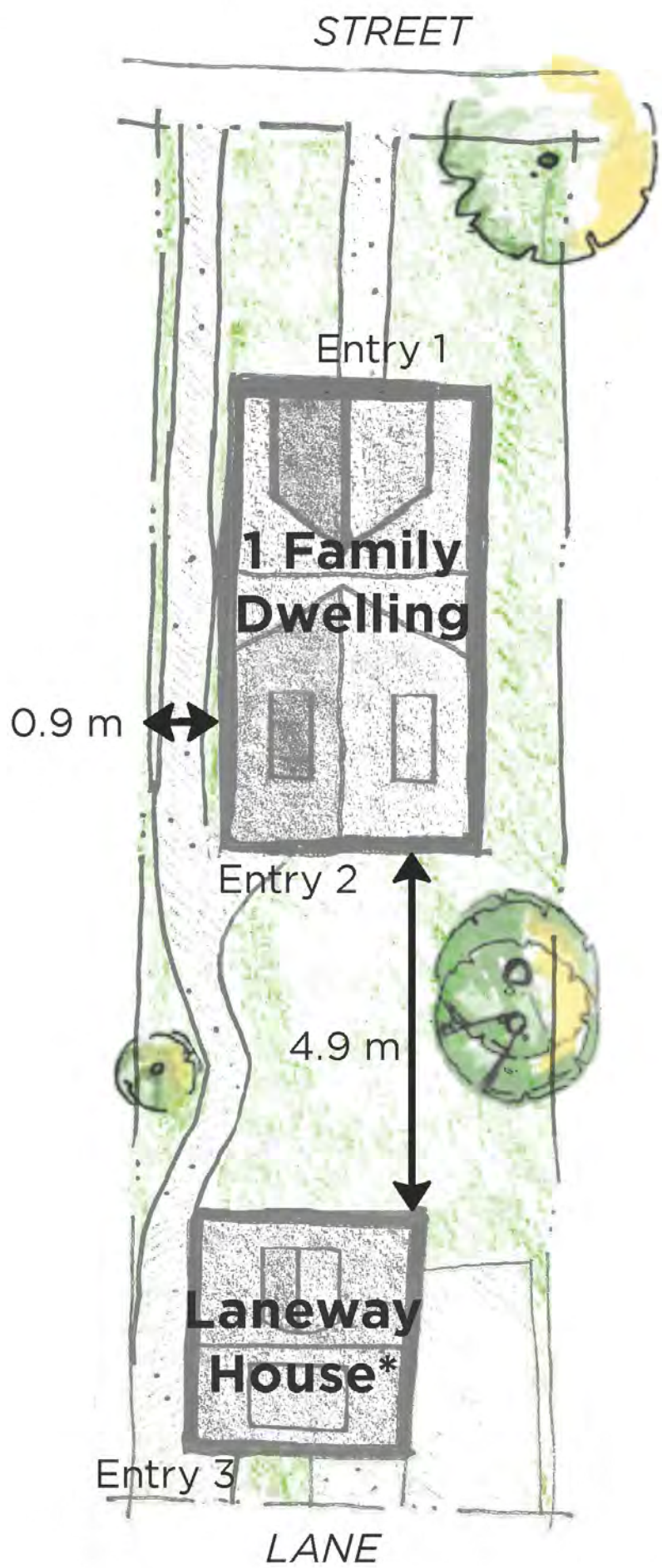
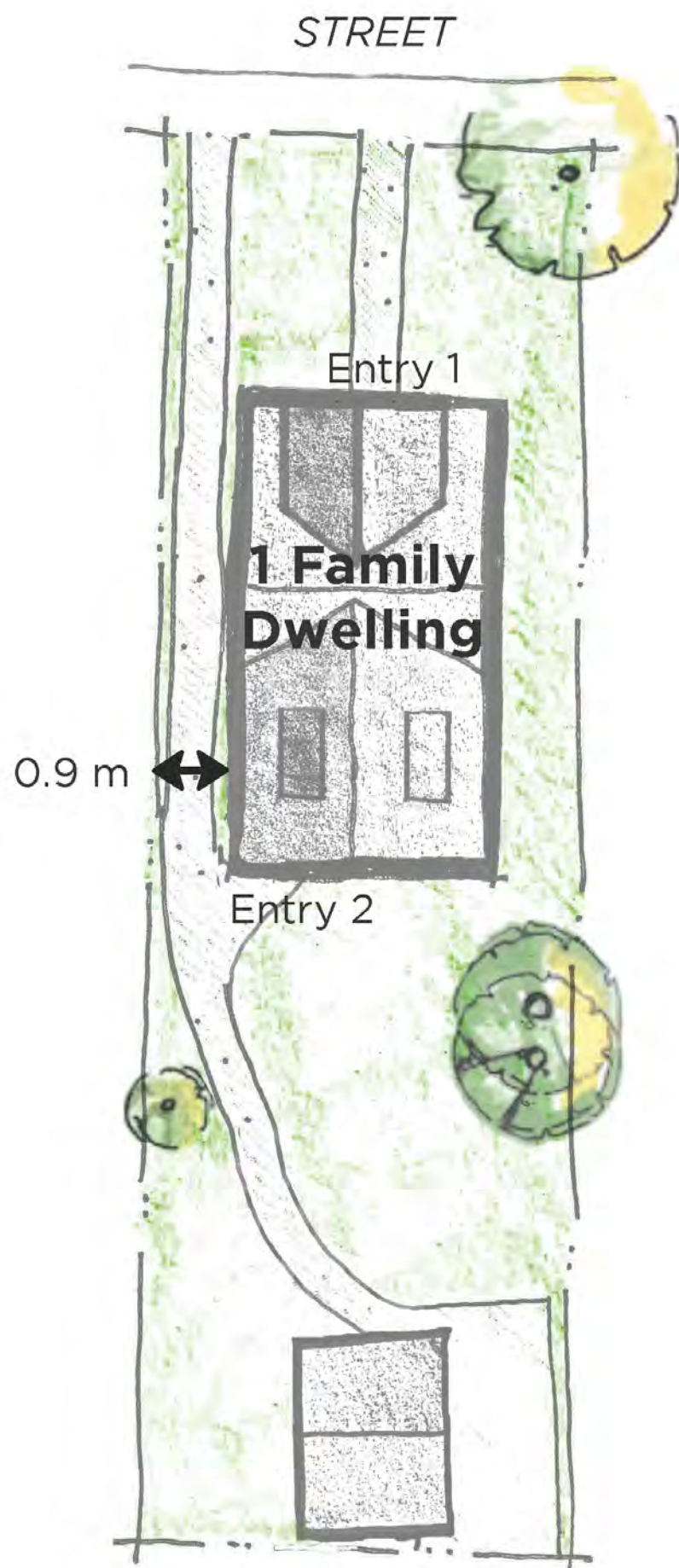
- Does your lot have 900-2000 mm (3-6.6 ft) clear path to the rear yard for fire access to additional units?

**Multiple conversion dwelling with minor addition and infill**



■ Unit 1   ■ Unit 2   ■ Unit 3

- Will you have a minimum of 4.9 m (16 ft) between the infill and the main house?
- Does your lot have 900-2000 mm (3-6.6 ft) clear path to the rear yard for fire access to additional units?



\* For deeper properties with a travel distance greater than 45 m (148 ft) to a unit entry, additional requirements may apply as per Vancouver Building By-law