

## THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8122

## A Bylaw to amend "Zoning Bylaw, 1995, No. 6700"

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

- A. This Bylaw shall be known and cited for all purposes as **"Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2010, No. 8122" (Density Provisions for Higher Energy Performance – Residential Four Storeys and Under)**.
- B. Part 2 of Division I: Interpretation of Zoning Bylaw 1995, no. 6700 is hereby amended as follows:
1. Inserting the following definitions:  
  
**"Certified Energy Advisor"** means an energy advisor certified with a service organization licensed by the Office of Energy Efficiency of Natural Resources Canada;  
  
**"EnerGuide Energy Standard"** means the energy standard created and standardized by the Office of Energy Efficiency of Natural Resources Canada that is applied to British Columbia Buildings under Residential Use that are not more than four Storeys;
  2. In the definition of "Gross Floor Area (One-Unit Residential), adding the word "Cellars" after the words "including all" and before the word "Habitable Rooms".
  3. Deleting in its entirety Section 3 of the definition of "Gross Floor Area (One-Unit Residential)";
  4. In the definition of "Gross Floor Area (Two-Unit Residential), adding the word "Cellars" after the words "including all" and before the word "Habitable Rooms".
  5. Deleting in its entirety Section 3 of the definition of "Gross Floor Area (Two-Unit Residential)".
- C. Part 5 of Division III: Residential Zone Regulations of Zoning Bylaw 1995, no. 6700 is hereby amended as follows:
1. Deleting Section 509(2) in its entirety and replacing with:  
  
**(2) Gross Floor Area (One-Unit Residential and Coach House, Accessory)**

combined and in total shall not exceed the lesser of 0.5 times the Lot Area, or 0.3 times the Lot Area plus 92.9 metres (1,000 square feet), provided that:

- (a) Cellars may be excluded from Gross Floor Area (One-Unit Residential) calculation as a community amenity to assist the City in achieving its OCP energy and emissions reduction targets, in accordance with Section 8.5.2.2 of the OCP, through the provision of all of the following:
  - (i) attaining a minimum of EnerGuide 80 Energy Standard;
  - (ii) providing a copy of the energy audit;
  - (iii) providing a letter from the Certified Energy Advisor stating that the project has complied with the EnerGuide Energy Standard;
  - (iv) providing a letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above to the satisfaction of the Chief Building Inspector;
- (b) of the total allowed in Section 509(2), the maximum Gross Floor Area (Accessory Coach House) shall not exceed the lesser of either 0.15 times the Lot Area, or 74.32 square metres (800 square feet);
- (c) for purposes of One-Unit Residential Use, the Lot Area shall include those portions of the Lot that have been dedicated for public lane right-of-way purposes since January 1, 1997;

2. Deleting Section 509A(2) in its entirety and replacing with:

**(2) Gross Floor Area (Two-Unit Residential)**

shall not exceed the lesser of 0.35 times the Lot Area plus 92.9 metres (1,000 square feet), or 408.76 square metres (4,400 square feet), provided that: Cellars may be excluded from Gross Floor Area (Two-Unit Residential) calculation as a community amenity to assist the City in achieving its OCP energy and emissions reduction targets, in accordance with Section 8.5.2.2 of the OCP, through the provision of all of the following:

- (a) attaining a minimum of EnerGuide 80 Energy Standard;
- (b) providing a copy of the energy audit;
- (c) providing a letter from the Certified Energy Advisor stating that the project has complied with the EnerGuide Energy Standard;
- (d) providing a letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above to the satisfaction of the Chief Building Inspector;

3. Deleting Section 509B(2) in its entirety and replacing with:

**(2) Gross Floor Area**

shall not exceed 0.50 times the Lot Area. For the purpose of the RT-2 Zone, Gross Floor Area shall mean the sum of the floor area of a Dwelling Unit including Basements and Cellars, any portion of a crawl space with a Height of more than 1.22 metres (4 feet), measured from the floor to the joists or slab

directly above it, and areas occupied by internal walls and partitions within a Dwelling Unit, but excludes Unenclosed balconies, canopies and sun decks. The Gross Floor Area may be increased by a maximum of 0.17 times the Lot Area as a community amenity to assist the City in achieving its OCP energy and emissions reduction targets, in accordance with Section 8.5.2.2 of the OCP, through the provision of all of the following:

- (a) attaining a minimum of EnerGuide 80 Energy Standard;
- (b) providing a copy of the energy audit;
- (c) providing a letter from the Certified Energy Advisor stating that the project has complied with the EnerGuide Energy Standard;
- (d) providing a letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above to the satisfaction of the Chief Building Inspector;

4. Deleting Section 511(2) in its entirety and replacing with:

**(2) Gross Floor Area**

together shall not exceed 0.40 times the Lot Area, provided that this amount may be increased by a maximum of 0.09 times the Lot Area as a community amenity to assist the City in achieving its OCP energy and emissions reduction targets, in accordance with Section 8.5.2.2 of the OCP, through the provision of all of the following:

- (a) attaining a minimum of EnerGuide 80 Energy Standard;
- (b) providing a copy of the energy audit;
- (c) providing a letter from the Certified Energy Advisor stating that the project has complied with the EnerGuide Energy Standard;
- (d) providing a letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above to the satisfaction of the Chief Building Inspector;

5. Deleting Section 512(1) in its entirety and replacing with:

**(1) Gross Floor Area**

together shall not exceed 1.0 times the Lot Area, provided that this amount may be increased by a maximum of 0.6 times the Lot Area as a community amenity to assist the City in achieving its OCP energy and emissions reduction targets, in accordance with Section 8.5.2.2 of the OCP, through the provision of all of the following:

- (a) attaining a minimum of EnerGuide 80 Energy Standard;
- (b) providing a copy of the energy audit;
- (c) providing a letter from the Certified Energy Advisor stating that the project has complied with the EnerGuide Energy Standard;
- (d) providing a letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above to the satisfaction of the Chief Building Inspector.

READ a first time by the Council on

READ a second time by the Council on

READ a third time and passed by the Council on

RECONSIDERED and finally adopted  
By the Council, signed by the Mayor and  
City Clerk and sealed with the Corporate  
Seal on

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MAYOR

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CITY CLERK