



City of Vancouver *Planning By-law Administration Bulletins*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca

AIR CONDITIONING UNITS AND/OR HEAT PUMPS ON BALCONIES

Authority - Director of Planning
Effective April 29, 2016

The purpose of this Bulletin is to provide clarification in determining the performance criteria to allow the installation of mechanical units on balconies.

General Considerations

The following criteria should be considered in determining proposals for A/C units and/or heat pumps on balconies:

- (a) the maximum height, width and length of the mechanical unit not to exceed 36 inches with the top of the unit set at 42 to 48 inches above finished floor level so that it does not pose a climbable risk;
- (b) the mechanical unit must be placed tight against the building and at least 2 feet from any balcony railing, at a point that is the least visible/audible to neighbours or as determined by the Director of Planning;
- (c) mechanical units must conform to Vancouver Noise Control By-law No. 6555;
- (d) mechanical units must be installed and maintained as per manufacturer's recommendations;
- (e) photographs of the deck from inside and of the exterior from street level, are required, with location of mechanical unit clearly indicated; and
- (f) a maximum of one (1) mechanical unit per balcony shall be permitted.

If the mechanical unit meets the above criteria it will be exempt from floor area.

Planner approval will be required prior to submitting for application, if no issues the application can be processed through a combined Development and Building permit application.

NOTE: A Schedule D may be required, to be determined at application stage.