

BY-LAW NO. 9911

A By-law to amend Building By-law No. 9419
regarding laneway houses

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the Building By-law.
2. In Sentence 1.1.1.1.(2) of Part 1 of Division A, Council:
 - (a) from the end of clause (h), strikes out “and”;
 - (b) from the end of clause (i), strikes out the period, and substitutes “, and”; and
 - (c) after clause (i), adds:

“(j) existing *one-family dwellings* and *one-family dwellings with secondary suites* located on a parcel which is the subject of an application for a *building permit to construct a laneway house* unless the existing *one-family dwelling* or *one-family dwelling with secondary suite* is to undergo renovation or a change of use.”
3. To Sentence 1.4.1.2.(1) of Part 1 of Division A, after the definition of “journeyman plumber”, Council adds:

“*lane* means a public thoroughfare or way not more than 10.1 m in width which affords only a secondary means of access to a site, at the side or rear.

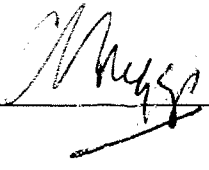
laneway house means a detached *dwelling unit* constructed in the rear yard of a parcel on which is situate a *one-family dwelling* or *one-family dwelling with secondary suite*.”
4. In Sentence 3.2.5.13.(3) of Part 3 of Division B, Council:
 - (a) from clause (a), strikes out “or”;
 - (b) from sub-clause (b(v)), strikes out the period, and substitutes “, and”; and
 - (c) after clause (b), adds:

“(c) only *laneway housing*, except that, despite the exemptions set out in NFPA 13D, each bathroom, clothes closet, linen closet, and pantry must have sprinkler coverage pursuant to the requirements of NFPA 13D for other rooms in the *dwelling unit*.”

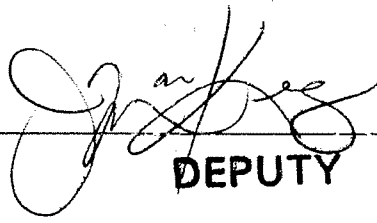
5. After Sentence 9.10.20.3.(3) of Part 9 of Division B, Council adds:
- “(4) Despite anything to the contrary in this By-law, the path of foot travel for fire fighters to each *laneway house* must:
- (a) be continuous from, and connect, the *street* at the front of the parcel on which *the laneway house* is situate to the *lane* at the rear of such parcel,
 - (b) consist of a travel distance of not more than 45 m measured from the *street* to the principal entrance to the *laneway house*,
 - (c) be at least 900 mm wide,
 - (d) have an overhead clearance of at least 3 m, and
 - (e) have a surface of concrete, asphalt, or similar material.
- (5) *A laneway house* must have a strobe light installed and maintained outside the principal entrance, and connected to an internal smoke alarm within the *laneway house*.”
6. After Sentence 12.2.2.7.(3) of Part 12 of Division B, Council adds:
- “(4) Instead of a heat recovery ventilator, each bathroom fan in a *laneway house* must meet the following design criteria:
- (a) air flow - 7.0 m³/min minimum,
 - (b) efficacy - at least 0.08 m³/min/W, and
 - (c) sound rating - no more than 3.0 sone.”
7. To Sentence 12.2.2.9.(1) of Part 12 of Division B, before the period, Council adds “, except that this requirement does not apply to a *laneway house*”.
8. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

9. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 28th day of July, 2009



A/ Mayor



DEPUTY City Clerk