



City of Vancouver *Planning - By-law Administration Bulletins*

Planning, Urban Design and Sustainability Department

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PASSIVE DESIGN: BAY WINDOWS AND FLOOR SPACE

Authority - Director of Planning

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1 Introduction

On May 7, 2009 Vancouver City Council endorsed the Passive Design Toolkits. On May 31, 2011, Council amended the Zoning and Development By-law to define what is to be included in floor space calculation for bay windows or boxed out windows.

The purpose of this bulletin is to provide clarification to staff and applicants on the change related to bay windows and floor space.

2 Passive Design and Bay Windows

Passive design aims to maximize occupant health and comfort while minimizing energy use by relying less on mechanical and electrical systems. Vancouver's two Passive Design Toolkits (one looks at homes and the other at larger buildings) detail ways to reduce energy use - and associated greenhouse gases - in new buildings. The Toolkits are a Vancouver-specific resource for passive design techniques.

A key element of passive design is to avoid heat loss. Bay windows increase surface/wall area and thermal bridging and therefore contribute to heat loss.

3 Bay Windows and Floor Space

A bay window can be employed as part of a design. However, in some zones such as R1-1, there is no floor space exclusion incentive for bay windows. In other zones, there may be a limit of the space that can be excluded (e.g. one per cent of the permitted floor area); any floor space in excess of the limit will be included in the computation of floor space.

4 Submission Requirements

Regular submission requirements apply, and the floor space in bay windows will be calculated as noted above.