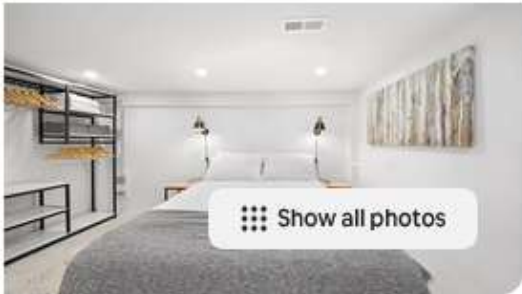


Hastings-Sunrise Hideaway <http://airbnb.ca/h/hastings-sunrise-hideaway>

[Share](#) [Save](#)



Show all photos

Entire home in Vancouver, Canada

2 guests · 1 bedroom · 2 beds · 1 bath

Registration details

Municipal registration number: 26-160299

Provincial registration number: H416615579



One of the most loved homes on Airbnb, according to guests

4.84
★★★★★

165
Reviews

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

Improvements Made To House Since 2020

Basement

- Converted into a fully separate [1-bedroom Airbnb](https://www.airbnb.ca/h/hastings-sunrise-hideaway) unit with its own entrance: operating since July 2021, average rating of 4.85 stars. Reviews frequently mention the quiet and beautiful neighbourhood, lots of restaurants and coffee shops nearby, access to downtown; [airbnb.ca/h/hastings-sunrise-hideaway](https://www.airbnb.ca/h/hastings-sunrise-hideaway)
- Installed a modern bathroom with a stand-up shower
- Put in a modern bar kitchen - microwave, toaster oven, full-sized fridge
- Installed a sump pump for the toilet and shower
- Installed a heat pump, connected to the central heating ducts
- Installed an on-demand hot water tank
- Installed a new electrical panel with new hookups for the garage
- New front door to the suite

Main house

- New front door
- New stove, new microwave
- Screen doors for the kitchen french doors
- Gas hook-up for a BBQ
- New glass roof for the back porch
- Beautiful "catio" and cat door for cat owners to allow safe outdoor access for their cats

Garage

- Fully remodeled into a weather-tight office / gym space
- New flooring that can also allow for a car to be parked inside
- New windows, doors, garage door, and skylights
- New heat pump
- Unpowered hookup for an EV

HOMEOWNER INFORMATION SHEET

ENERGUIDE

Your EnerGuide* rating and this report are based on data collected and, where necessary, presumed from your evaluation. Rating calculations are made using standard operating conditions.



Rating: 62 gigajoules per year (GJ/year)

Heated floor area: 172.3 m² (1854.6 ft²)

Rated energy intensity: 0.36 GJ/m²/year

Evaluated by: Peter Cho

Quality assured by: City Green Solutions

File number: 7929E01158

Data collected: November 20, 2024

Year built: 1908

[NRCan.gc.ca/myenerguide](https://nrcan.gc.ca/myenerguide)

HOW YOUR RATING IS CALCULATED:

- I. Rated annual energy consumption 62 GJ/year
 II. Minus renewable energy contribution - 0 GJ/year
 Equals your **EnerGuide rating** = 62 GJ/year

I. Your rated annual energy consumption is the total amount of energy your house would use in a year based on the EnerGuide Rating System standard operating conditions. For your house, this includes 8.92 GJ of passive solar gain.

Energy Sources	Rated Consumption (GJ/year)	Equivalent Units (per year)	Greenhouse Gas Emissions (tonnes/year)
Electricity	48	13458 kWh	0.2
Natural gas	14	375 m ³	0.7
Total	62		0.9

II. On-site renewable power generation systems can offset some or even all of your home's energy consumption. Renewable energy contributions are factored differently for your rating and your greenhouse gas emissions calculations.¹

On-Site Renewable Energy	Estimated Contribution (GJ/year)	Equivalent Units (per year)	Offset Greenhouse Gas Emissions (tonnes/year)
Electricity	0	0 kWh	0.0
Solar water heating	0	0	0.0
Total	0		0.0

HOW YOUR CONSUMPTION COMPARES:

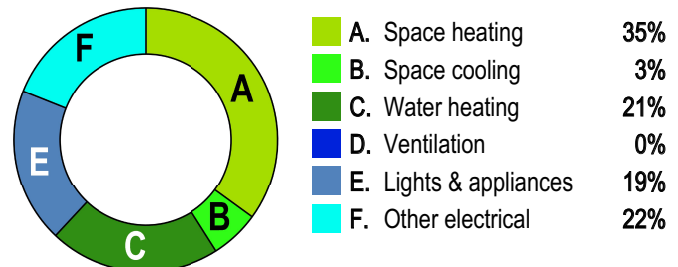
Compared to a typical new house, your house uses:

11.4% less energy;

17.6% less energy, when excluding the estimated energy consumption of lighting, appliances and electronics.

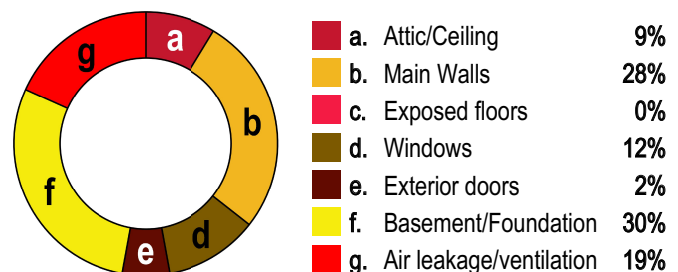
HOW YOUR RATED ENERGY IS USED:

The chart below represents the breakdown of rated annual energy consumption in your home under standard operating conditions. You can use these figures as a guide to help identify where you can lower home energy costs through proper home maintenance, efficient home operation, energy efficiency renovations or equipment replacement.



WHERE YOUR HOME LOSES HEAT:

Houses lose heat through their exterior shell, or building envelope. The chart below shows where and how your home loses heat. The quality and upkeep of your home can have a major impact on the amount of energy your heating and cooling systems use annually.



*EnerGuide is an official mark of Natural Resources Canada. Refer to the glossary section for an explanation of relevant terms.

HOUSE DETAILS

BUILDING ENVELOPE

ATTIC/CEILING

TYPE	INSULATION VALUE		AREA m ² (ft ²)
	Nominal RSI (R)	Effective RSI (R)	
1st Fl. South Gbl: Attic/gable	2.11 (12.0)	2.03 (11.5)	0.5 (5)
2nd Fl. Cath: Cathedral	2.11 (12.0)	1.99 (11.3)	43.9 (473)
2nd Gables: Attic/gable	2.11 (12.0)	2.10 (11.9)	24.7 (266)

MAIN WALLS

TYPE	INSULATION VALUE		AREA m ² (ft ²)
	Nominal RSI (R)	Effective RSI (R)	
2nd Fl. - North Gbl End: 38x89 mm (2x4 in) Wood frame	1.43 (8.1)	1.77 (10.1)	10.7 (115)
2nd Fl. - South Gbl End: 38x89 mm (2x4 in) Wood frame	1.43 (8.1)	1.77 (10.1)	10.7 (115)
2nd Fl.: 38x89 mm (2x4 in) Wood frame	1.43 (8.1)	1.75 (9.9)	32.5 (350)
1st Fl.: 38x89 mm (2x4 in) Wood frame	1.43 (8.1)	1.79 (10.2)	98.5 (1060)

EXPOSED FLOORS

TYPE	INSULATION VALUE		AREA m ² (ft ²)
	Nominal RSI (R)	Effective RSI (R)	
Floor: 1st Fl. South Ovhg	1.43 (8.1)	2.03 (11.5)	1.5 (16)
Floor: 2nd Fl. North Ovhg	1.43 (8.1)	2.03 (11.5)	2 (22)

WINDOWS

#	TYPE	U-factor W/m ² • °C (Btu/h • ft ² • °F)	RSI (R)
1	Wood, Fixed, Single, No low E	5.2 (0.91)	0.19 (1.1)
2	Aluminum, Fixed, Double, No low E	4.1 (0.72)	0.25 (1.4)
1	Vinyl, Skylight, Double, No low E	3.9 (0.69)	0.26 (1.5)
2	Vinyl, Slider, Double, No low E	3.1 (0.54)	0.33 (1.9)
5	Vinyl, Hinged, Double, No low E	3 (0.53)	0.33 (1.9)
1	Wood, Hinged, Single, No low E	3 (0.53)	0.34 (1.9)
4	Vinyl, Hinged, Double, No low E	3 (0.52)	0.34 (1.9)
2	Fibreglass, Fixed, Double, No low E	2.7 (0.48)	0.37 (2.1)
Total window area: 10.99 m ² (118.3 ft ²)			

EXTERIOR DOORS

#	TYPE	U-factor W/m ² • °C (Btu/h • ft ² • °F)	RSI (R)
2	Fibreglass polystyrene core	1.2 (0.21)	0.85 (4.8)
1	Steel polystyrene core	1 (0.18)	0.98 (5.6)
Total door area: 7.04 m ² (75.8 ft ²)			

BASEMENT/FOUNDATION

TYPE	INSULATION VALUE		AREA m ² (ft ²)
	Nominal RSI (R)	Effective RSI (R)	
Foundation - 1 concrete walls: exterior	N/A	N/A	24.2 (261)
Foundation - 1 concrete walls: interior	N/A	0.08 (0.0)	24.2 (261)
Foundation - 1 header	2.11 (12.0)	2.58 (14.7)	6.9 (74)
Foundation - 1 Pony Wall	2.11 (12.0)	2.53 (14.0)	41.5 (447)
Foundation - 1 slab	N/A	N/A	54.1 (582)

AIRTIGHTNESS

Air leakage rate at 50 pascals	9.06 air changes/hour
Equivalent leakage area	1395.1 cm ² (216 in ²)
Normalized leakage area	3.9 cm ² /m ² (5.6 in ² /100 ft ²)

MECHANICAL SYSTEMS

SPACE HEATING

TYPE	OUTPUT SIZE	EFFICIENCY
Condensing natural gas furnace	14.7 kW 50500 BTU/h	96% AFUE
Air-source heat pump	8.79 kW 30500 BTU/h	3.43COP
Convection heater	2 kW 7000 BTU/h	100% Steady State

Design heating load: 10.36 kW – refer to glossary for details

SPACE COOLING

TYPE	OUTPUT SIZE	EFFICIENCY
Air-source heat pump	8.79 kW 30500 BTU/h	2.93 COP

Design cooling load: 3.69 kW

WATER HEATING

TYPE	TANK VOLUME	EFFICIENCY
Natural gas condensing tankless	N/A	0.96 EF

HOUSE DETAILS

WHOLE-HOME VENTILATION

TYPE	AIR FLOW RATE	EFFICIENCY
N/A	N/A	N/A

HEATED FLOOR AREA

Above-grade area	118.2 m ² (1272 ft ²)
Below-grade area	54.1 m ² (582 ft ²)

GLOSSARY

A typical new house

is a reference point on your label against which to compare your rating. It shows the estimated energy consumption of a house that is the same size, type and in the same location as yours. The typical new house is based on the energy efficiency requirements of the National Building Code.

Airtightness

describes how well the building envelope resists air leakage and is measured in air changes per hour at 50 pascals (ACH@50 Pa). The fewer air changes per hour, the more airtight the building envelope is. Equivalent leakage area is another way of describing the airtightness of the building envelope. It represents the size of a single hole in your building envelope if all the individual air leakage holes or gaps were added together. The smaller the equivalent leakage area, the less energy you will need to control the temperature of your home (but you will still need to ensure that you have adequate ventilation).

Design heating/cooling loads

provide an estimate of the capacity of the heating and cooling equipment needed to maintain your home at 22 °C in the winter and 24 °C in the summer and are provided for guidance only. Before having a new heating/cooling system installed, your heating/cooling contractor should perform an independent, detailed heat loss/heat gain calculation on your home in order to select the appropriate equipment.

Gigajoule (GJ)

is a unit of energy. It can be used as a measure of any type of energy that is consumed or produced in your home. Specifically, one GJ is the equivalent of 278 kWh of electricity, 27m³ of natural gas, 26 L of oil, 39 L of propane, or 947 817 BTUs. One GJ is roughly equal to the energy from two standard barbeque propane tanks or 30 litres of gas in a car's gas tank.

Greenhouse gas emissions

are the amounts of carbon dioxide, methane and nitrous oxide that are produced directly, by burning fossil and solid fuels, or indirectly, through the production of electricity. Greenhouse gas emissions are expressed in carbon dioxide equivalent units. Greenhouse gas emissions are calculated by multiplying the quantity of fuel or electricity used in your home by the emission factors for the particular energy source. Electricity factors vary by province because there are different emissions associated with each province's method of producing electricity. One tonne of greenhouse gas emissions is equivalent to the CO₂ emissions produced by driving an average efficiency mid-size vehicle from Toronto to Vancouver.

Heated floor area

represents the total useable area of your home that is heated, measured at the interior of the outer walls or of the walls attached to other buildings.

Insulation values

are expressed in RSI (m² • °C/W) or R-value (h • ft² • °F/Btu) and represent the resistance to the flow of heat of a given thickness of insulation or construction assembly. The higher the RSI-value (R-value), the better the performance. The nominal value represents

the resistance to the flow of heat of just the insulation while the effective value represents the resistance to the flow of heat of the entire wall, ceiling or floor assembly considering the structure, insulation, framing, sheathing and all finishing.

On-site renewable energy contributions

are subtracted from the rated annual energy consumption to calculate the EnerGuide rating. For the calculation of the rated greenhouse gas emissions, on-site electricity generation only offsets emissions associated with electricity consumption, whereas a solar water heater reduces the emissions that would have been produced from the source of energy used to heat water.

Passive solar gain

is the heat from the sun that influences your home's heating and cooling requirements. Generally, south facing windows provide more solar gain.

Rated energy intensity

is calculated by dividing your rated annual energy consumption by your home's heated floor area. It allows you to compare the annual energy use of homes of different sizes on a "per square metre" basis.

Standard operating conditions

have been used to calculate your home's EnerGuide Rating. The rating assumes a standard number of occupants and energy use patterns. This allows for comparison of energy use across houses so that the house is rated and not the operation of the house by the occupants. The values are:

- Two adults and one child, at home 50% of the time;
- Hot water use of 158 - 197 L/day, variable depending on incoming ground water temperature and year the house was built;
- Thermostat settings of 21°C for daytime heating, 18°C for nighttime heating and 25°C for cooling; and
- Lighting, appliance and other electrical loads of 19.5 kWh/day.

U-factor

measures heat transferred through windows and doors, expressed in W/m² • °C (BTU/h • ft² • °F). The lower the U-factor, the better the energy efficiency of a window. The inverse of U-factor (1/U-factor) identifies the resistance to the flow of heat, expressed in RSI. The higher the RSI, the better the window is at resisting heat loss. You can use these values to choose more energy efficient windows.

For more details and additional terms, please visit NRCan.gc.ca/myenerguide.

2764 Dundas St.,
Vancouver, BRITISH COLUMBIA, V5K 1R2

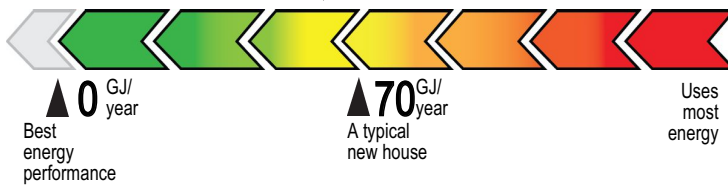
ENERGUIDE

Data collected: November 20, 2024

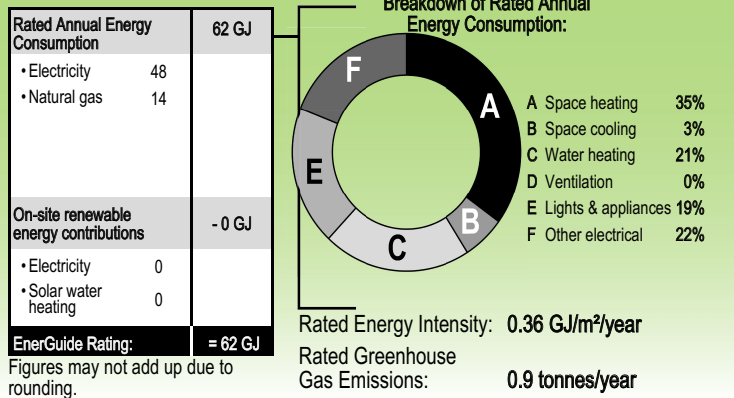
File number: **7929E01158**

Evaluated by: Peter Cho

62 This house
GJ/year



One gigajoule (GJ) equals the energy from two BBQ propane tanks



The energy consumption indicated on your utility bills may be higher or lower than your EnerGuide rating. This is because standard assumptions have been made regarding how many people live in your house and how the home is operated. Your rating is based on the condition of your house on the day it was evaluated.

Quality assured by: City Green Solutions

Visit [NRCan.gc.ca/myenerguide](https://nrcan.gc.ca/myenerguide)



Natural Resources
Canada

Ressources naturelles
Canada

Canada

NEXT STEPS

If you have had a Renovation Upgrade Service, refer to your report for the roadmap to making your home more energy efficient. If you have not yet had a Renovation Upgrade Service, why not contact your service organization to learn what you can do to save on energy costs, reduce greenhouse gas emissions and improve home comfort?

Everyone uses energy in their house differently. This report was developed using standard operating conditions as explained in the glossary. Therefore, your EnerGuide rating will not match your utility bills.

UPGRADE CONSIDERATIONS

Before undertaking upgrades or renovations, find out about appropriate products and installation techniques, and ensure that all renovations meet local building codes and by-laws. Natural Resources Canada does not endorse the services of any contractor, nor any specific product, and accepts no liability in the selection of materials, products, contractors nor performance of workmanship.

Where your energy advisor has identified a potential health or safety concern such as insufficient outdoor air, risk of combustion fumes entering your house or risk of exposure to asbestos, they have endeavoured to provide a warning in this report. However, energy advisors are not required to have expertise in health and safety matters, and homeowners are solely responsible for consulting a qualified professional to determine potential hazards before undertaking any upgrades or renovations.

Visit us today at:

[NRCan.gc.ca/myenerguide](https://nrcan.gc.ca/myenerguide)

Mechanical Permit MP-2024-01310

Completed

Application Date: Jul, 24, 2024
Issue Date: Jul 24, 2024
Completed Date: Aug 24, 2026

Details

Primary Location: 2764 DUNDAS STREET, Vancouver, BC V5K 1R2

Scope: Heating and Cooling

Combined total heat loss load (kW): 11

Combined output of heating appliances at -7 deg. day: 11

Heat pumps: 1

Related Information

	Type	Description
	Mechanical Contractor	Ashton Service Group/Ashton Mechanical Ltd.
	Customer	Caryn Barbosa DBA: Ashton Service Group/ Ashton Mechanical Ltd.

Parcels

Parcel ID	Address	Folio Number
015-385-035	2764 DUNDAS STREET, Vancouver, BC V5K 1R2	580-275-62-0000

Inspections

Inspection Number	Result	Inspection Type	Requested Date	Scheduled Start Date	Inspector	Location
MP-2024-01310-01	Failed	Rough In	Jul 20, 2026	Jul 20, 2026	Aaron Roxburgh	2764 DUNDAS STREET, Vancouver, BC V5K 1R2
MP-2024-01310-02	Final Inspection Performed	Final	Aug 24, 2026	Aug 24, 2026	Aaron Roxburgh	2764 DUNDAS STREET, Vancouver, BC V5K 1R2

Gas Permit GP-2024-01737

Expired

Application Date: Jul, 24, 2024
Issue Date: Jul 24, 2024
Completed Date: Aug 24, 2026

Details

Type: Residential
Primary Location: 2764 DUNDAS STREET, Vancouver, BC V5K 1R2
Specific Location:
Work Description: Remove and replace existing natural gas furnace and also install on-demand water heater
Type of Work: Renovation
Building / Development Permit Number:

Related Information

Type		Description
	Gas Contractor	Ashton Service Group/Ashton Mechanical Ltd.
	Customer	Caryn Barbosa DBA: Ashton Service Group/ Ashton Mechanical Ltd.

Parcels

Parcel ID	Address	Folio Number
015-385-035	2764 DUNDAS STREET, Vancouver, BC V5K 1R2	580-275-62-0000

Installation Details

Total Piping Length:
Total Replacement Appliances: 1 units
Total New Appliances: 1 units
No. of Meters:
Current BTU / HR Load Before Additions:
Vent, Gas valve or Furnace Plenum:
New Gas Service? Who is the Gas Utility provider?

Inspections

Inspection Number	Result	Inspection Type	Requested Date	Scheduled Start Date	Inspector	Location
-------------------	--------	-----------------	----------------	----------------------	-----------	----------