



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 | app: VanConnect

GREEN REZONING PROCESS

*Authority - Director of Planning
Effective July 22, 2010*

(Applies to rezoning applications from July 22, 2010 to June 24, 2014)

Key Desired Outcomes of the Green Buildings Policy for Rezonings

- (1) Increase the number of third-party certified Green Buildings in Vancouver.
- (2) Transform the market by increasing consumer choice and awareness for Green Buildings.
- (3) Develop a process that is workable for industry participants that wish to rezone their property.
- (4) Nurture an already rapidly growing Green Building industry in Vancouver.

Proposed Program Design Principles

- (1) Develop a process that is equitable and able to be applied evenly.
- (2) Deliver clear expectations to industry on what is required to rezone a property in Vancouver.
- (3) Create a Green Buildings Policy for Rezonings context and process that allows for the development community to still achieve their financing, insurance and warranty requirements.
- (4) Achieve a process that does not add significant administrative burden to the City's rezoning or development permit process.
- (5) Provide security to the City that the goals, objectives and desired results of the Green Buildings Policy for Rezonings are being achieved.

Green Buildings Policy for Rezonings Requirements

For rezoning applications received after January 1, 2011, new standard conditions will be added to the rezoning report. The objective of these standard conditions will be as follows, noting that the actual language may change:

- (1) The applicant commits to building, designing and constructing a building that enables them to achieve a LEED® Gold standard as defined by the CaGBC (63 points). The applicant will demonstrate where possible, that their project is on a pathway to compliance with the above stated standard at all three levels of permitting - Development Permit (DE), Building Permit (BU) and Occupancy (OC).
- (2) The applicant will register their project for LEED® certification with the CaGBC and demonstrate this as part of the Development Permit application.
- (3) The applicant will submit all necessary documents and fees in order to certify their project with the CaGBC within six months of achieving occupancy. They will also supply the City of Vancouver with proof of submission and, if requested, separate copies of all application documents.

The development industry has outlined concerns with warrantees and potential loss of presales resulting from the implementation of a LEED® Gold mandate. As a result, we are proposing a strategy for implementing Council’s goals of achieving LEED® Gold certification in a way that does not jeopardize the viability of the developments. Nonetheless, it is our expectation that all projects will achieve LEED® Gold certification. We plan to revisit this strategy with a report to Council, after the first five projects are completed, to reassess whether we are achieving Council’s goals.

With reference to item ‘A’ above, the applicant will be required to submit documentation to demonstrate a pathway of compliance. The documentation required at each of the permitting stages listed below will include, but may not be limited to:

- DE** - “Sustainable Design Strategy” submitted at Development Permit that articulates which LEED® Credits the applicant will be pursuing and how their building application, as submitted, incorporates features or technologies that will help achieve these credits. References to these strategies will be incorporated into the drawings submissions for Development and Building Permits where possible.
 - Proof of registration with the CaGBC.
- BU** - An updated sustainable design strategy that reflects the refinement of the sustainable design approach and interventions outlined at the DE stage. Full energy modeling demonstrating energy savings requirements over and above the energy efficiency requirements of the Vancouver Building By-law will be submitted at this time.
- OC** - A LEED® Gold compliance report with a credit by credit outline of how each of the targeted credits was addressed in construction and the applicant’s opinion on how successful they believe they will be in achieving each of the targeted credits.

LEED® Requirements for Rezoning

For applications received	LEED® level	Minimum Points	Energy Points	Water Points	Register/ Certify *
<i>between</i> June 10, 2008 and Feb. 28, 2010	Silver <i>equivalent</i>	36 points	3 optimize energy performance	1 water efficiency 1 stormwater	no
<i>between</i> Mar. 1 and July 31, 2010	Silver <i>equivalent</i>	36 points	3 optimize energy performance	1 water efficiency 1 stormwater	register
<i>between</i> Aug. 1 and Dec. 31, 2010	Gold <i>equivalent</i>	63 points	6 optimize energy performance	1 water efficiency 1 stormwater	register
<i>from</i> Jan. 31, 2011	Gold certified	63 points	6 optimize energy performance	1 water efficiency 1 stormwater	register and certify

*Registration and payment of the Registration Fee becomes a requirement of Development Permit issuance or of zoning enactment. Payment of the Certification Fee becomes a requirement of Occupancy Permit issuance.