



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

## Planning, Urban Design and Sustainability Department

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# GREEN BUILDINGS POLICY FOR REZONING - PROCESS AND REQUIREMENTS

(Formerly: Green Rezoning Process)

Authority - *Director of Planning*

Effective [July 22, 2010](#)

Amended [June 25, 2014](#) and June 8, 2015

*(Applies to rezoning applications from June 8, 2015 to January 13, 2016)*

## Introduction

This Administration Bulletin was developed to provide applicants information on the required process and submissions and related to the Green Buildings Policy for Rezoning.

## Requirements for Applications Using LEED

All rezoning applications received after June 25, 2014 for buildings that meet the minimum requirements to participate in the Leadership in Energy and Environmental Design (LEED®) for New Construction program are required to commit to achieving:

- a minimum 63 points (LEED® Gold),
  - with 1 water efficiency point,
  - 1 storm water point, and
  - a 22% reduction in energy costs as compared to ASHRAE 90.1 2010.

Standard conditions will be added to rezoning reports. 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 applicant will be required to submit documentation to demonstrate pathway of compliance. The documentation required at each of the permitting stages listed below will include, but may not be limited to:

- RZ - DE** - A “Sustainable Design Strategy” submitted as part of the Rezoning Application and the Development Permit that articulates which LEED® Credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED® checklist must be incorporated into the drawing submission. A letter from a LEED® Accredited Professional (i.e. LEED® AP) or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. For Development Permit, proof of registration from the CaGBC must also be provided and the project registration number must be incorporated into the drawing submission.
- 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.

### Requirements for Applications Using Passive House

The Green Buildings Policy for Rezoning allows the Passive House standard (also referred to interchangeably as Passiv Haus) to be used as an equivalent method to the LEED/ASHRAE requirements to achieve and measure a high standard of building performance. A Certified Passive House building is one that meets the International Passive House standard as defined by the Passive House Institute in Darmstadt, Germany.

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:

- RZ** - In the submission package for the Rezoning application, in addition to the summary of proposed sustainability measures, the proponent must provide a letter from a *Passive House Professional* confirming that he or she has been retained for the project, and, in his/her opinion, the building as designed is capable of achieving Passive House certification. A *Professional* is a Certified Passive House Designer or Certified Passive House Consultant that has qualified for this designation through the Passive House Institute.
- DE** - Prior to issuance of a Development Permit, the applicant must provide a letter from a *Passive House Accredited Building Certifier*, stating that the building’s design and specifications have been reviewed and, in the opinion of the *Certifier*, the building is capable of certifying as a Passive House if built according to the design and specifications attached to the Certifier’s letter. A *Certifier* is a person accredited by the Passive House Institute for the purpose of certifying buildings according to Institute standards for Passive House buildings and EnerPHit retrofits.

If there are any points of concern (e.g. primary energy) the issue should be flagged in the *Certifier’s* letter.

- BU** - Prior to issuance of a Building Permit, the *Professional* must provide a letter confirming that he/she will oversee the conduct of a professional pre-drywall blower door test and will provide the City with photo verification and the results of the test.

If this blower door test does not achieve the required level of air tightness for a Certified Passive House, the *Professional* will work with the applicant and the project team to achieve the requirements established by the governing body, the Passiv Haus Institut in Germany (also known

as Passive House Institute). In such a case, the applicant will need to implement measures to achieve the required level of air tightness before interior walls can be drywalled.

- OC** - Prior to granting the Occupancy Permit, the applicant must provide a letter from the *Certifier* showing proof of submission for Passive House Certification. As well, final blower door test results must be provided to the City.

### Connection to Neighbourhood Energy Systems

If the development is connecting to a neighbourhood energy system that is legally obligated to convert to low carbon energy sources in the future based on clearly defined conditions, in order to ensure consistency between minimum performance requirements for building envelopes in DE versus non-DE areas, building designs must comply with the methodology described in the “*City of Vancouver Neighbourhood Energy Interpretation Guide for Rezoning*”.