



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

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GREEN BUILDINGS POLICY FOR REZONINGS

Adopted by City Council on [July 22, 2010](#)
Amended June 25, 2014

(Applies to rezoning applications from June 25, 2014 to June 30, 2017)

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

Buildings will be required to register in the LEED® program and demonstrate to the City at all three levels of permitting that the project is on track to achieve 63 points. Upon receiving occupancy permit, projects are further required to submit proof of application for LEED® certification and may be required to send a copy of all certification materials to the City, if requested. See Green Rezoning Process, By-law Administration Bulletin for further clarification on how compliance will be managed and this program is proposed to be implemented.

Other Green Building Rating Systems

Buildings that are either not eligible or extremely ill-suited to participate in the LEED® for New Construction program due to form of development shall achieve a minimum of Built Green Gold, or LEED® for Homes Gold, and a minimum score of EnerGuide 84.

Applicants may also choose to use another green building rating system or approach if equivalent or greater performance and rigor can be demonstrated. The application of this policy shall favour approaches that use passive design practices to reduce energy demand before the application of green energy technologies, as outlined in the City of Vancouver Passive Design Toolkits. Programs that are widely proven, have broad credibility, and are third party verified are preferred. For example, Green Globes would not be viewed as equivalent in performance to LEED®. By comparison, systems such as Passiv Haus, BREEAM and Living Buildings would be considered as preferred alternatives.

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**”.

Heritage Buildings

This change in policy does not apply to Heritage Revitalization Agreements (HRAs) where density is being increased. As with rezonings, HRAs often have both heritage aspects and new development aspects. For heritage components in either HRAs or rezonings, the increased LEED® requirement will not directly apply, however, reasonable design efforts shall be made to improve green performance where appropriate while respecting heritage aspirations and promoting heritage retention.

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 Jan. 31, 2011	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.