

Policy

Green Buildings Policy for Rezonings

Approved by Council July 22, 2010

Last amended July 25, 2023

(Applies to rezoning applications from July 25, 2023 to November 26, 2024)

Table of Contents

Background and Context	3
Intent	3
Policies	3
1 Reporting of Green and Resilient Building Measures	3
1.1	Energy & Emissions Performance Limits
3	
1.2 Embodied Carbon Limits	3
1.3 Resilient Buildings Planning Worksheet	3
2 Enhanced Commissioning	4
3 Energy System Sub-Metering	4
Requirement Administration	4
Heritage Buildings	4

Background and Context

In July 2010, Council approved the Green Buildings Policy for Rezoning setting out requirements for all applicable developments applying for rezoning to help transition industry toward more sustainable building practices. Subsequent amendments of this Policy in 2014, 2017 and 2018 updated requirements as the local development industry gained capacity in green building design and construction practices and new priority topics emerged. This current version of the Green Buildings Policy for Rezoning reflects Council's direction and targets stated in the Zero Emissions Building Plan, the Climate Change Adaptation Strategy, the Embodied Carbon Strategy and the Climate Emergency Action Plan.

Intent

This policy is effective immediately, and shall be mandatory for all Rezoning Applications received on or after May 18, 2022, with exceptions permitted at the discretion of the Director of Planning. For Rezoning Applications received prior to May 18, 2022 that have not yet been referred for approval by Council to Public Hearing by August 1, 2022, applicants may choose to meet this updated version of the Policy or the preceding version.

Policies

1 Reporting of Green and Resilient Building Measures

For all Part 3 building projects as defined by the *Vancouver Building By-law*, provide the following design reports and worksheet at the time of the rezoning application:

1.1 Energy & Emissions Performance Limits

Complete the *Energy & Emissions Design Report* for each building to demonstrate that the project is on track to meet the *Vancouver Building By-law* energy and emissions performance limits expected to be in force at the time of the project's first Building Permit application. Performance limits are modelled according to the *City of Vancouver Energy Modelling Guidelines*, which set standard assumptions and requirements for energy models when assessing compliance with the limits.

1.2 Embodied Carbon Limits

Complete the *Embodied Carbon Design Report* for each building to demonstrate that the project is on track to meet the *Vancouver Building By-law* life-cycle equivalent carbon dioxide emissions (i.e. global potential impact, or 'embodied carbon') limits expected to be in force at the time of the project's first Building Permit application. Embodied carbon is calculated for each building, in kgCO₂e/m², as calculated by a whole-building life-cycle assessment using standard assumptions according to the *City of Vancouver Embodied Carbon Guidelines*.

1.3 Resilient Buildings Planning Worksheet

Complete the *Resilient Buildings Planning Worksheet* to summarize the level of resilience planning undertaken by the project and to identify proposed strategies.

2 Enhanced Commissioning

An enhanced commissioning process for all building energy systems is to be completed in accordance with CSA Z5000-18, or ASHRAE Guideline 0-2005 and 1.1-2007, or an alternate commissioning standard acceptable by the Director of Sustainability.

3 Energy System Sub-Metering

Separate main metering for each energy utility (e.g. Electricity, Gas, etc.) and each building is to be provided as well as sub-metering of all major energy end-uses and major space uses within each building.

Requirement Administration

Refer to the bulletin *Green Buildings Policy for Rezonings – Process and Requirements* for more guidance on meeting the requirements of this Policy.

Projects demonstrating that the building is extremely ill-suited to achieving a specific requirement may request that the requirement be modified, or deemed not applicable, at the discretion of the Director of Sustainability.

Heritage Buildings

Where a project includes heritage retention, heritage components can be exempted from one or all of the requirements of this policy at the discretion of the Director of Planning.