

City of Vancouver Amended “Green” Rezoning Policy: Green Building Policy for Rezonings

THAT it be Council Policy effective June 25, 2014 that all rezonings for buildings meet the minimum requirements to participate in the Leadership in Energy and Environmental Design for New Construction program, and 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 cost 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 Appendix C 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.

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 favor 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 Rezonings”*.

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.

Green Rezoning Process

Key Desired Outcomes of the Green Building Policy for Rezoning:

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

Proposed Program Design Principles:

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

Green Building Policy for Rezoning Requirements:

When an application for rezoning is received by rezoning staff, 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:

- A. 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 to the City of Vancouver 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) Occupancy (OC)).
- B. The applicant will register their project for LEED certification with the CaGBC and demonstrate this as part of the Development Permit application.
- C. The applicant will submit all necessary documents and fees in order to certify their project with the CaGBC within twelve 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.
- D. The development industry has outlined concerns with warranties 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' we propose that the submissions from the applicant to demonstrate a pathway of compliance will include, but may not be limited to at:

(DE) A '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, and 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 DP 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 applicant's opinion on how successful they believe they will be in achieving each of the targeted credits.