



# SOUTHEAST FALSE CREEK GREEN BUILDING STRATEGY

*Adopted by City Council on July 8, 2004  
Amended July 22, 2008*

## 1 Application and Intent

The Southeast False Creek Green Building Strategy (GBS) applies to the SEFC ODP area. It is a Council policy that sets expectations for buildings in that area, and guides the review of rezoning and development applications.

Because the SEFC GBS is policy and not regulation, some flexibility may be applied when revisions occur; however, this should be limited to situations where external authorities or standards cited have become obsolete or been superseded by this GBS.

## 2 General

A green building strategy for Southeast False Creek must achieve a minimum baseline of environmental performance in all facets of building design and construction. This strategy applies to all medium and high density residential, mixed-use, commercial, institutional, and industrial developments in SEFC. This strategy is founded on the principles of the LEED™ green building assessment program, which provides a robust tool to guide development of a variety of green building types. To ensure that City of Vancouver objectives are fully met, specific points are required, as well as elements not specifically included in LEED™. Each building must be designed and perform according to a minimum LEED™ Silver certification (36 or more points) including implementation of all the LEED™ prerequisites and City requirements listed below. While registration and completion of the LEED™ program is not mandatory at this time, the City encourages certification.

If a project is formally registered through the Canada Green Building Council (CaGBC) to achieve a minimum LEED™ Silver level, and registration is submitted with the development permit application and approved as condition of the development permit, then Part 2 (the LEED™-based portion) of the City's green building strategy will be waived. Part 1, baseline requirements, must still be met.

All projects not formally registering with the CaGBC will follow the green building strategy, with firm commitment taken through the City of Vancouver regulatory process. The working regulatory review and permitting process outlined below will undergo continued refinement:

Submission on behalf of the proponent by a Green Building Consultant (LEED™ AP or demonstrated experience):

- (a) **Rezoning Application** — Green Building Consultant (GBC) submits overall rationale for achievement of Green Building Strategy objectives, including draft LEED™ scorecard.
- (b) **Development Application** — Green Building Consultant submits preliminary LEED™ scorecard — possible verification of formal CaGBC registration if pursued.
- (c) **Development Permit** — GBC submits detailed criteria of how Mandatory Measures will be achieved along with updated pre-development LEED™ scorecard as a condition of issuance.
- (d) **Building Permit** — GBC submits final building plans and final pre-development LEED™ scorecard as a condition of issuance.
- (e) **Occupancy Permit** — GBC provides final LEED™ scorecard and detailed report of specifications and contract for full best practice building commissioning as a condition of issuance.

The strategy assumes that all LEED prerequisites can be met and an integrated design process (IDP) with a LEED™ Accredited professional is undertaken from the outset.

### 3 Part 1: Base Line Requirements

**Note:** Items in italics with a “\*\*” indicate preferred/exceptional strategies.

#### 3.1 Energy

- (a) Projects must achieve the first two credits under Optimizing Energy Performance as defined by Canada Green Building Council’s (CaGBC) LEED Canada NC-1. The credits offer two possible compliance paths: one that stipulates that buildings must perform 20% better than ASHRAE 90.1-1999 and one that requires buildings perform 29% better than Model National Energy Code (MNECB). The performance requirements of these two paths are equivalent. Note: the choice of credit path must align with the compliance path selected for the pre-requisite if the project is certifying under the CaGBC’s LEED program.
- (b) Specify energy efficient appliances — all appliances, except for the laundry dryer, supplied by the developer in residential units that are eligible for labelling under the Natural Resources Canada EnergyStar program must be Energystar labelled.
- (c) Energy efficient lighting to follow ASHRAE 90.1 2001 including user metering, smart controls, and occupancy sensors for public spaces.
- (d) No natural gas fireplaces are permitted. Ornamental non-combustion fireplaces are permitted if they are not heat-producing. A letter from a professional engineer outlining provisions for ornamental fireplaces is required to be submitted at the time of application for a Building Permit.
- (e) All projects are required to connect to, and utilize, the SEFC Neighbourhood Energy Utility for space heating and domestic hot water as required by the Energy Utility Systems By-Law (No. 9552).
- (f) Full best practice building commissioning as outlined in CaGBC LEED™ 1.0 Energy and Atmosphere Prerequisite #1.

#### 3.2 Parking

- (a) Co-op vehicles and spaces will be required under terms and conditions determined by the General Manager of Engineering Services and the Director of Legal Services, in consultation with the Director of Planning.

Other parking, loading, and bicycle space standards for Southeast False Creek have been adopted as part of Section 4, City of Vancouver Parking By-law.

Attached is the URL for easy COV website access to the Parking By-law, Parking and Loading Design Supplement and the Bicycle Parking Design Supplement:

<http://www.vancouver.ca/engsvcs/parking/admin/developers.htm>

### 3.3 Landscape and Water

- (a) Dual flush toilets that meet or exceed (use less than) 6/3 litres per flush are required.
- (b) Low flow faucets and showerheads to meet or exceed (use less than) the Vancouver Building By-law.
- (c) Specify drought resistant and/or native indigenous planting species to ensure reduced irrigation demands; where ornamental landscapes are chosen for specific applications, specify high efficiency irrigation system (drip irrigation) and/or stormwater reuse.
  - \*\* *Pursue zero potable water for site irrigation in conjunction with rain water reuse.*
  - \*\* *Landscaped space designed for urban agriculture for building occupants is encouraged.*
- (d) Rain water not managed through green roofs and on-site infiltration and irrigation and other reuse strategies shall be transmitted to off-site rain water management systems as specified at the time of development, and in a quality, quantity, and rate to be determined by the City Engineer.
  - \*\* *Green roofs on 50% of all roof surfaces are encouraged but not required.*

### 3.4 Waste Management

- (a) Composting for on-site gardens and/or landscaping.
- (b) Provision for 3 streams of waste collection (on-site infrastructure should be provided for organic pick-up for future implementation if no organic pick-up is available at time of sub-area rezoning).
- (c) Management of construction and demolition waste, ensuring a minimum of 75 percent landfill diversion through construction process.

## 4 Part 2: The Steps Towards A LEED™ Certifiable Building

Submission and verification according to the prescribed City of Vancouver regulatory review process of LEED™ Silver with a minimum target of 36 points is necessary to ensure full compliance with the SEFC baseline green building strategy.