



URBAN DEVELOPMENT INSTITUTE – PACIFIC REGION

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November 14, 2016

Mayor Gregor Robertson and Council  
City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC V5Y 1V4

Dear Mayor and Council:

***Re: Updates to the Green Buildings Policy for Rezoning Report***

For the past two years, the Urban Development Institute (UDI) has been working with the City, the Province, other municipalities, utilities and stakeholders to develop pathways to near-zero buildings including the Provincial *Energy Step Code (ESC)* and the City's *Zero Emissions Building Plan (ZEBP)*. We are supportive of the proposed first steps of this work as detailed in the *Updates to the Green Buildings Policy for Rezoning Report* to Council.

We agree with staff that the recommended actions in the Report are technically feasible, viable and should not impact the costs of housing in the City. Staff shared with us extensive costing analyses, and demonstrated that housing affordability over time will not likely be compromised by the proposed changes to the *Green Buildings Policy for Rezoning*.

UDI is also pleased that the City is focusing its *Green Buildings Policy for Rezoning* on Council priorities – reducing Greenhouse Gas (GHG) emissions and energy consumption in buildings. At the same time, the proposals would allow developers to meet City objectives in a number of ways:

- Adopting the Passive House Standard;
- Improving building envelopes; and
- Using renewable or low carbon power.

Because the City has worked in cooperation with the Province and other local governments, the recommendations in the Report are also similar to what is being proposed across British Columbia as the Province moves forward with its *Climate Leadership Plan*, and municipalities begin to adopt the *ESC*. We hope that a similar approach will be considered by the Federal government as it updates the *National Building Code*.

UDI would like to thank City staff, especially Sean Pander, Green Building Programs Manager, for the extensive research and consultations with our industry and others. We look forward to working with Vancouver as *ZEBP* moves forward.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Anne McMullin', with a stylized flourish at the end.

Anne McMullin  
President and CEO

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