

July 19, 2022

RE: Green Buildings Policy for Rezoning and your application

Dear Rezoning Applicant:

You are receiving this email because your CD-1 rezoning application was submitted on or before May 17, 2022.

The Green Buildings Policy for Rezoning was amended by Council on May 17, 2022 with the intent to streamline green buildings requirements and process for both applicant and staff, as many former policy requirements have become part of the Vancouver Building By-law (VBBL). This email is to notify you that have the option to meet the requirements of either the [amended 2022 Policy](#) **OR** the preceding [2018 Policy](#).

Option 1: Meet the requirements of the amended policy (2022)

- Submit updated materials under the amended policy, as summarized in the table below.
- Note that under the amended policy, there will be no additional submission requirements at later permit stages (such as the Development Permit, Building Permit, Occupancy Permit and Post-Occupancy stages).
 - Submission materials required by other policies or by-laws at subsequent stages continue to apply (e.g. energy & emissions and embodied carbon reports required at Building Permit application for VBBL compliance)
- Refer to the current Bulletin [Green Buildings Policy for Rezoning – Process and Requirements \(June 14, 2022\)](#) for details of each submission requirement.

Submission materials required for amended Policy (2022) at Rezoning Application	Projects submitted under 2018 Policy’s Path A Near Zero Emissions Buildings pathway (i.e. the “Passive House” pathway) wishing to adopt amended Policy	Projects submitted under 2018 Policy’s Path B Low Emissions Green Buildings pathway wishing to adopt amended Policy
1. Site rainwater management plan	Submit documentation	No need to re-submit
2. ZEBP Rezoning Energy Checklist	Submit documentation	No need to re-submit
3. Embodied Carbon Design Report	Submit documentation	No need to re-submit
4. Resilient Building Planning Summary	Submit documentation	Submit documentation

<p>5. Letter of Commitment from the project owner:</p> <ul style="list-style-type: none"> • to complete an Enhanced Commissioning process • to incorporate energy system sub-metering 	<p>Submit documentation</p>	<p>Submit documentation</p>
---	-----------------------------	-----------------------------

Option 2: Meet the requirements of the previous policy (2018)

- No updated materials are required at the rezoning stage.
- Your project will continue to follow submission requirements at subsequent permitting stages as outlined in the previous Bulletin [Green Building Policy for Rezoning – Process and Requirements \(June 14 2019\)](#).
- For some project types, note that the energy & emissions Performance Limits (Requirement B.2) in the Policy may not be the same as the current and future version of the VBBL. At the Building Permit stage, projects must meet the most stringent applicable Performance Limits of either the rezoning conditions or the VBBL.

For your convenience, this information may also be found on the [Zero Emissions Buildings webpage](#). To view the upcoming changes to the VBBL that may apply to your project at Building Permit, see the [2023 changes](#) and the [2025 changes](#).

Please follow up with your application’s rezoning planner if you have any questions.

Yours truly,

Charling Li, P.Eng., M.Urb. | Green Building Engineer
 (she/her/hers)
 Sustainability Group | Planning, Urban Design & Sustainability | City of Vancouver
Charling.Li@vancouver.ca | 604.871.6833