

Summary: Approved Green Building Changes for Part 3 New Construction

On [May 17 2022](#), Vancouver City Council approved changes to the Green Building Policy for Rezoning (effective May 18 2022) and Vancouver Building By-law (effective July 2023 and January 2025).

These changes are applicable to large new buildings (Part 3) and addresses Council priorities under the Climate Emergency Action Plan and the Climate Adaptation Strategy.

This set of slides provide a brief overview of the changes; refer to the following resources for more detail:

- [Green Buildings Policy for Rezoning](#)
- [Green Buildings Policy for Rezoning - Process and Requirements](#)
- [Vancouver Building By-law July 2023 changes](#)
- [Vancouver Building By-law January 2025 changes](#)

For more information, please visit <http://vancouver.ca/zeroemissions> or email questions to green.buildings@vancouver.ca.

Approved Changes



Effective July 2023

- 4-6 story residential occupancies: GHGI = 3
- For industrial/care/assembly (Group A, B, F occupancies): 50% lower than the GHGI of the reference building modelled using only fossil-fuel systems

Effective Jan 2025

- 7+ storey residential occupancies: GHGI = 3
- Hotel & motel occupancies: GHGI = 4
- Include refrigerant impact (GHGI-R) in calculation of whole building GHGI limit
- For industrial/care/assembly (Group A, B, F occupancies): 85% lower than the GHGI of the reference building modelled using only fossil-fuel systems

Approved Changes



Effective July 2023

- MERV 13 filtration is required prior to introduction of outdoor air into indoor occupied spaces

Effective Jan 2025

- All dwelling units within new Part 3 buildings must be served by active mechanical cooling capable of maintaining an indoor air temperature of 26°C, with windows closed.

Approved Changes



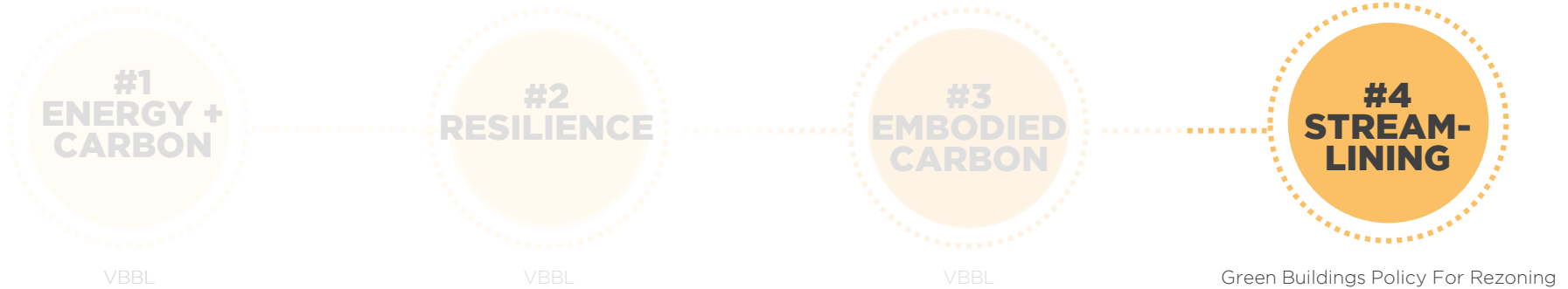
Effective July 2023

- Report whole-building embodied carbon impacts that must not be more than double that of a functionally equivalent baseline (created based on new COV Embodied Carbon Guidelines)

Effective Jan 2025

- 1-6 storey buildings that can be built with wood or mass timber: 20% embodied carbon reductions compared to baseline
- All other buildings: 10% embodied carbon reductions
- All new Part 3 buildings: meet one responsible source materials category, **OR** double the minimum embodied carbon reductions noted above

Approved Changes



Effective May 18, 2022

Technical Requirements: rainwater management, reporting of energy & emissions, embodied carbon, and resilient buildings, and commitment to enhanced commissioning and energy system sub-metering

Streamlined Process: submissions at rezoning application stage only*

Applicability:

- Part 3 buildings only* except for rainwater management requirement
- Rezoning applications not yet approved by Council as of Aug 2022 may be able to adopt amended policy

* Some zoning districts have alternate process and applicability, refer to [Green Buildings Policy for Rezoning – Process and Requirements](#)

Implementation supports in progress



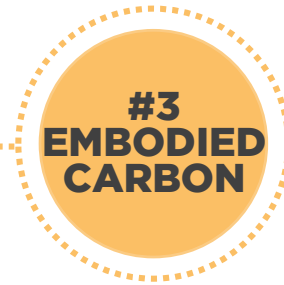
VBBL

UPDATE Energy Modelling Guidelines



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NEW Resilient Buildings Planning Worksheet



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NEW Embodied Carbon Guidelines;

NEW Embodied Carbon Design Report submittal;

NEW Embodied Carbon Centre of Excellence;

NEW Case Studies



REZONINGS

UPDATE Standardized submittals