

BY-LAW NO. _____

A By-law to amend
Zoning and Development By-law No. 3575
regarding Zero Emission Buildings

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends or adds to the indicated provisions of the Zoning and Development By-law.

2. In Section 2, Council inserts the following new definition, in correct alphabetical order:

“Low Operational Cost Housing means a building that is designed for certification under the Passive House standard or the International Living Future Institute’s Zero Energy standard in order to lower energy use, reduce greenhouse gas emissions and energy costs, and is therefore considered to be a form of affordable housing under section 565.1(2) (b) of the Vancouver Charter;”

3. Council amends section 3.2.1 by deleting the period “.” that follows “enhanced accessibility” at the end of subsection 3.2.1(g) and replaces it with “; or”, and inserts as a new subsection 3.2.1 (h), as follows:

“(h) for Low Operational Cost Housing containing 6 or more dwelling units, except that permitted floor area or density of units may not be increased or relaxed above the maximum permitted within the district schedule under this By-law, and may be granted by the Director after consideration of all Council adopted policies and guidelines. This subsection (h) does not apply to Comprehensive Development zones, and shall not apply to applications made after December 31, 2025.”

4. Council inserts a new section 11.34 as follows:

“11.34 Permitted Floor Area Increase for Low Operational Cost Housing

Notwithstanding the maximum permitted floor area regulation in any District Schedule, the Director of Planning may approve an addition of up to 5 per cent of the floor space ratio for Low Operational Cost Housing containing 6 or more dwelling units, excluding sites that contain rental housing units in the RM-3 zone, provided the Director of Planning first considers all applicable policies and guidelines adopted by Council. This section shall not apply to applications made after December 31, 2025.”

5. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

