

SUMMARY AND RECOMMENDATION

1. TEXT AMENDMENT: Zero Emissions Buildings Catalyst Tools

Summary: To make amendments to Section 3 and Section 11 of the Zoning and Development By-law, to provide the Director of Planning with the ability to relax regulations in District Schedules for Zero Emissions Buildings containing six or more dwelling units, and to allow up to a 5% Floor Space Ratio increase for Zero Emissions Buildings containing six or more dwelling units; and to seek Council approval of the Zero Emissions Buildings Catalyst Policy. The recommendations provide policy and regulations that better enable the Director of Planning to support Zero Emissions Buildings in advance of codification of GHG reductions in the Building By-law. The policy would also provide clarity and guidance for staff and applicants for how the amendments can be applied to eligible buildings. These by-law amendments would cease to be in effect after December 31, 2025.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This item was referred to Public Hearing at the Regular Council Meeting of May 1, 2018.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application to amend the Zoning and Development By-law to allow the Director of Planning to relax regulatory provisions of the By-law, and to allow for an incremental increase of permitted floor area of up to 5% for buildings designed to achieve the Passive House or International Living Future Institute Zero Energy standard, generally in accordance with Appendix A of the Policy Report dated April 18, 2018, entitled “Zero Emissions Buildings Catalyst Tools”, be approved.
- B. THAT the Zero Emissions Buildings Catalyst Policy (attached as Appendix B to the Policy Report dated April 18, 2018, entitled “Zero Emissions Buildings Catalyst Tools”), which provides the Director of Planning with guidance to advance the Zero Emissions Building Plan, be approved;

AND THAT staff be directed to implement the tools provided in the policy to advance the design and construction of Zero Emissions Buildings in Vancouver;

AND FURTHER THAT staff develop administrative guidelines as required to support implementation of the Zero Emissions Building Catalyst Policy.

[TA – Zero Emissions Buildings Catalyst Tools]