

MOTION

Amendments to Rezoning Policies

WHEREAS on June 13, 2023 Council approved, in principle, amendments to the Zoning and Development By-law and the Vancouver Building By-law to simplify development permit requirements by transitioning rainwater management requirements (the “Rainwater Management By-law Amendments”);

WHEREAS Council also approved, in principle, consequential amendments to the “Green Buildings Policy for Rezonings” and the “Rezoning Policy for Sustainable Large Developments” (the “Consequential Policy Amendments”) to be adopted by Council when the Rainwater Management By-law Amendments are enacted;

AND WHEREAS the Rainwater Management By-law Amendments have been enacted on July 25, 2023.

THEREFORE BE IT RESOLVED THAT Council amends its various policies as follows, effective July 25, 2023:

1. Council strikes Policy 1 in its entirety from the Green Buildings Policy for Rezonings and renumbers the remaining policies consecutively.
2. In the Green Buildings Policy for Rezonings, Council strikes the Table of Contents and replaces it as follows:

“Background and Context

Intent

Policies

1 Reporting of Green and Resilient Building Measures

1.1 Energy & Emissions Performance Limits

1.2 Embodied Carbon Limits

1.3 Resilient Buildings Planning Worksheet

2 Enhanced Commissioning

3 Energy System Sub-Metering

Requirement Administration

Heritage Buildings”

3. In the Rezoning Policy for Sustainable Large Developments, Council strikes sections A.4.1.(i) and A.4.1.(j) and replaces them as follows:

“(i) A Soils Strategy (written and plans) with an accurate soil volume overlay sheet to describe the area and type/quality of soils. This should consider

the site's rainwater management strategy, soil conservation practises, low impact construction practises, site constraints, enhancement opportunities and landscape soil standards.”.

4. In the Rezoning Policy for Sustainable Large Developments, Council strikes section E and replaces it as follows:

“E. Groundwater Management

E.1 Objective

The proposal aims to preserve sewer capacity, reduce the risk of combined sewer overflows and maintain wastewater treatment effectiveness through the reduction of groundwater flows entering the sewer system in alignment with the Metro Vancouver 2010 Integrated Liquid Waste and Resource Management Plan.

E.2 Intent

City sewers are limited in their capacity and are not designed to convey groundwater. Problems arise when developments such as those with deep basements and/or underground parkades that intercept the water table implement sub-drain systems that pump water to the sewer as a means to intercept groundwater seepage and limit hydrostatic forces on foundation walls and floor slabs. The intent of this policy is to prevent permanent groundwater discharges to the City sewers. Accordingly, developments are required to wholly manage groundwater onsite.

Definitions:

- (i) Groundwater: Water occurring below the surface of the ground within voids in a rock or soil matrix.
- (ii) Water table: The level below which the soil or rock voids are saturated with water at a pressure of 1 atmosphere or greater.

E.3 Requirements

E.3.1 All buildings and the site as a whole shall be designed such that no groundwater from systems at or below the yearly high water table is discharged to City sewers. Exceptions may be made for temporary construction dewatering.

E.3.2 A Hydrogeological Study shall be undertaken at the site that evaluates the potential for the proposed building(s) and site design to intercept the yearly high water table. The study shall be prepared by a subject matter expert, and include at minimum the items identified in the Groundwater Management Bulletin. If any groundwater interception is proposed (postconstruction), a Groundwater Management Plan must be submitted as part of the Hydrogeological Study. The Groundwater Management Plan will demonstrate that no permanent groundwater discharge to City sewers will occur, and must include at a minimum the items identified in the Groundwater Management Bulletin.

Note: If temporary construction dewatering is proposed, an Impact Assessment must be submitted as part of the Hydrogeological Study. The Impact Assessment

will demonstrate that no significant negative impacts result from groundwater extraction, and must include at a minimum the items identified in the Groundwater Management Bulletin.

E.4 Submission Checklist

At time of rezoning application, applicants must provide the following to show how items E.3.1 and E.3.2 will be achieved:

- (a) Provide a preliminary Hydrogeological Study completed by a professional with experience in hydrogeology as per the specifications outlined in the Groundwater Management Bulletin.
- (b) Geotechnical Study shall be undertaken at the site that evaluates the potential and risks for onsite rainwater infiltration. The study shall be prepared by a subject matter expert and registered professional, and include at minimum:
 - (i) Infiltration testing at likely locations for infiltration practices and a proposed design infiltration rate;
 - (ii) Soil stratigraphy;
 - (iii) Depth to bedrock and seasonally high groundwater; and
 - (iv) Assessment of infiltration risks such as slope stability and soil contamination.

At time of development permit application, applicants must provide the following to show how items E.3.1 and E.3.2 will be achieved:

- (a) Provide a final signed and sealed Geotechnical Study prepared by a subject matter expert and registered professional. The content and supporting documentation is to be updated to reflect all material changes to the proposed development and new/refined supporting data, calculations, plans, reports and other materials following submission of the preliminary Plan and preliminary Geotechnical Study.
- (b) Provide a final signed and sealed Hydrogeological Study, including Groundwater Management Plan and Impact Assessment, if applicable, completed by a certified professional with experience in hydrogeology. The content and supporting documentation is to be updated to reflect all material changes to the proposed development and new/refined supporting data, calculations, plans, reports and other materials following submission of the preliminary Hydrogeological Study submitted at time of Rezoning Application.”