

**1. Planning Incentives for High Performance Buildings in the Zoning and Development By-law**

**Summary:** To amend the existing voluntary incentives for high performance buildings in the Zoning and Development By-law to extend their duration to 2030 to reflect the City's climate targets and continue supporting high-performance builders; to replace the current incentive for larger buildings with one that is more effective; and to develop embodied carbon limits for the voluntary incentive for smaller buildings to reduce the embodied emissions associated with building materials and designs.

**Applicant:** General Manager of Planning, Urban Design and Sustainability

**Referral:** This relates to the report entitled "Planning Incentives for High Performance Buildings in the Zoning and Development By-law", dated May 21, 2025 ("Report"), referred to Public Hearing at the Council Meeting of June 3, 2025.

**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 Council approve, in principle, the application to amend the Zoning and Development By-law to update and extend the existing incentives for high performance buildings generally as presented in Appendix A of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Zoning and Development By-law, generally as presented in Appendix A of the Report;

- B. THAT subject to approval of recommendation A, Council approve, in principle, the application to amend the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law to include a consequential amendment generally as presented in Appendices B and C of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law, generally as presented in Appendices B and C of the Report.

- C. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to develop embodied carbon limits for use with the incentive in the Zoning and Development By-law for smaller high-performance buildings, in consultation with industry, for implementation in 2026.

**[Planning Incentives for High Performance Buildings in the  
Zoning and Development By-law]**