

**BY-LAW NO. \_\_\_\_\_**

**A By-law to amend the  
Zoning and Development By-law No. 3575  
regarding zero emission buildings and other miscellaneous amendments**

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

1. This by-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
2. In section 2, Council strikes out the definition of “Low Operational Cost Housing”.
3. In section 5.2.1(e), Council:
  - (a) strikes out “low operational cost housing containing 6 or more dwelling units that is” and replaces it with “zero emission buildings that are”;
  - (b) strikes out “and may only be granted after the Director of Planning has considered” and substitutes “and may only vary any other provisions after considering”; and
  - (c) strikes out “December 31, 2025” and substitutes “October 31, 2030”.
4. In section 10, Council strikes out section 10.19 in its entirety, including the title and section 10.19.1, and substitutes the following: “Section 10.19 [Reserved]”.
5. In section 10.33.1(e), Council:
  - (a) adds “in an application for one or two principal dwelling units” after “88 m<sup>2</sup>”.
  - (b) strikes out subsection (ii) and rennumbers subsection (iii) as subsection (ii);
  - (c) in subsection (ii), strikes out “January 31, 2026” and substitutes “October 31, 2030”; and
  - (d) in subsection 10.33.1(e)(i), adds “or” after “10.33.3,”.
6. In section 10.33, Council adds a new section 10.33.4 in the correct numerical order as follows.

“10.33.4 For a zero emission building not included in section 10.33.1, the Director of Planning may exclude 10% of the permitted floor area from the computation of the total floor area, if the Director of Planning considers the intent of the applicable district schedule and all applicable Council policies and guidelines, except that this exclusion does not apply if:

  - (a) the site is zoned CD-1; or

(b) an exclusion is provided under section 10.15 or 10.33.3; or

(c) the application is made after October 31, 2030.”.

7. 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.

8. This by-law is to come into force and take effect on January 1, 2026.

ENACTED by Council this                      day of                      , 2025

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Mayor

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City Clerk