

# High Performance to Scale in Vancouver

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Green Building Planner







The image is a map of the Vancouver area, showing the metropolitan region and the city of Vancouver. The map is overlaid with a white outline of the metropolitan region and a white silhouette of the city of Vancouver. The background is a dark blue map with various geographical features and labels.

**METROPOLITAN REGION:**  
Population 2,500,000  
Area 2,877 km<sup>2</sup>

**CITY OF VANCOUVER:**  
Population 603,500  
Area 115 km<sup>2</sup>

CANADA/US BORDER

6%  
MIXED-USE

26%  
MID-/HIGH-RISE  
(>4 STOREYS)

5%  
LOW-RISE  
(≤4 STOREYS)

LOW-RISE  
IS NEARLY

70%

55%  
SINGLE-  
FAMILY

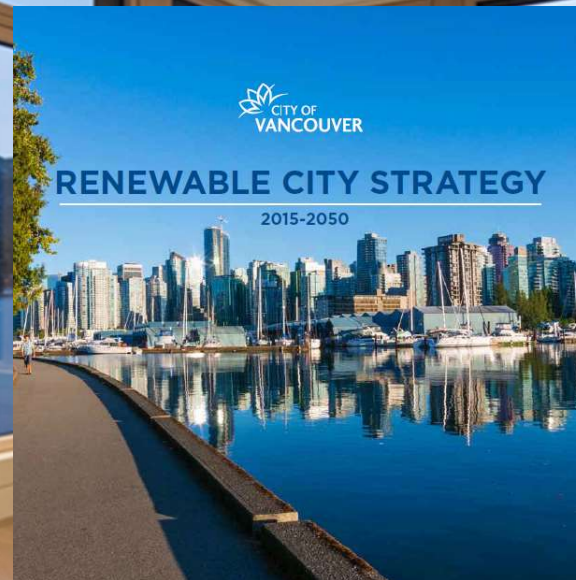
9%  
DUPLEX, TH,  
RH, MCD

CITY-WIDE  
BUILT RESIDENTIAL  
FLOOR AREA  
(2014-18)

BC ASSESSMENT (2019)



# COUNCIL SUPPORT FOR GREEN BUILDINGS



Nearly all new buildings required to emit **zero emissions** in their operation by 2025.  
Existing buildings have the same goal by 2050

# 2016 - Zero Emissions Building Plan

- 4 strategies for near-zero buildings by 2030
  - Show leadership in City projects
  - **Catalyze** voluntary champions
  - Build capacity in expertise, supply, and construction
  - Set GHG **emission limits**



# Incentivize

**\$23K low rise**

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Per new ground oriented home to PH

**5% floor space bonus**

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For multi family developments with 5+ dwellings

**16-18% floor space exculsion**

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For 1 & 2 family homes pursuing Passive House

## Zero Emission Building Outcomes

	Square Feet
■ Enquiries and applications (370,683m <sup>2</sup> )	3,990,000
■ Approved rezoning or development (96,619m <sup>2</sup> )	1,040,000
■ Approved building permit (23,144m <sup>2</sup> )	346,000



## Zero Emission Buildings – Small Scale



Cedar Cottage Passive Haus



Main Street Passive



## Zero Emission Buildings – Large Scale



1075 Nelson Street



1468 Alberni Street

## Changing the building code (bylaw)

### Building by-law updates for new residential 1 to 3 Storey

- Heating limit 20kwh/m<sup>2</sup>/a using Hot2000
- Zero emissions space and water heating (electric)
- Improved building envelope (roofs, windows, and air leakage)
- Performance option to Step 4 metrics of the BC Energy Step Code
- *In force Jan 1 2022, covering about 70% of new residential space*

Thank You

