

# Neighbourhoods for a Sustainable Vancouver

September 25, 2008

Mayor Sullivan and City Councillors  
City of Vancouver  
453 West 12 Avenue  
Vancouver, B.C. V5Y 1V4

Dear Mayor and Councillors:

## **Re: EcoDensity Action C-9: Removal of Barriers to Green Building Approaches**

Neighbourhoods for a Sustainable Vancouver is a city wide ad hoc organization of neighbourhood groups that includes residents' associations, CityPlan Vision implementation committees, ratepayers' associations and community groups. We noted at the Pan Vision meeting on September 10, 2008, the Director of Planning advised that the City was proceeding with what is now called "EcoDensity Action C-9: Removal of Barriers to Green Building Approaches. Please accept this as our comments on this proposed action.

In our letter dated May 28, 2008 on EcoDensity, we made the following comments:

### ***"ACTION C-10 (now C-9): Removal of Barriers to Green Building Approaches Previous Action 3 – Incentives for green design***

- *Green buildings should be required, not bonused. Action C-10 still gives bonuses which we do not agree with."*

These comments still apply. Throughout the EcoDensity consultations, the public made it clear that there was no support for bonusing for green design. So called "removal of barriers" by giving FSR exemptions is just the same as giving bonusing. The City cannot just reword an action and say it is responding to public input. This action clearly gives additional square footage, increased heights, and reduced side yards, which all are a form of bonusing for green design and will result in bigger buildings. Green design should be required for all new construction outright. We especially oppose this green bonusing for new single family and duplex construction. Relaxations to make these housing types even bigger will put even more pressure on demolition of existing buildings, resulting in loss of affordability and character. **Exemptions and incentives should be reserved for retrofitting of existing buildings** to make them more energy efficient, **not for new construction** which should have green building features as an outright requirement under the Building Codes.

Further, we would like to point out that EcoDensity policy is not required in order to approve green building standards. These should be incorporated into the Building Codes, some of which has already been done last spring by the Province. Considering EcoDensity was passed by Council with only 23% of letters for support and 77% of non-support or requesting changes, it does not represent a mandate for this action. It should be considered on its own merits that requires an inclusive and transparent consultation process that includes the general public.

Please consider our comments and include us in the stakeholder consultation processes.

Regards,  
Neighbourhoods for a Sustainable Vancouver

Group contact email: [agroupofvancouverneighbourhoods@hotmail.com](mailto:agroupofvancouverneighbourhoods@hotmail.com)

*Supporting Group names:*

- Advocates for Hastings Sunrise
- Arbutus Ridge Concerned Citizens Association
- Arbutus Ridge/Kerrisdale/Shaugnessy CityPlan Vision Implementation Committee
- Britannia Neighbours in Action
- Building Better Neighbourhoods
- Citywide Housing Coalition
- Douglas Park Residents Association
- Dunbar Residents' Association
- East Fraser Lands Committee – Sharon Saunders \*\*
- Friends of Southlands Society
- Grandview Woodland Area Council
- Hastings Sunrise CityPlan Vision Implementation Committee
- Kensington Cedar Cottage CityPlan Vision Implementation Committee
- Kitsilano Arbutus Residents' Association
- Kitsilano Point Residents' Association
- Marpole Oakridge Area Council Society
- Norquay Neighbours – Joseph Jones \*\*
- North West Point Grey Home Owners' Association
- Reinstate Third Party Appeals
- Riley Park / South Cambie CityPlan Vision Implementation Committee
- Shaughnessy Heights Property Owners Association
- South Hill Initiative for Neighbourhood Engagement (SHINE)
- Southwest Marine Drive Ratepayers' Association
- Upper Kitsilano Residents Association
- Victoria Fraserview Killarney CityPlan Committee – Andrea Rolls \*\*
- Victoria Park Group – Gail Mountain \*\*
- West Kitsilano Residents Association
- West Point Grey CityPlan Vision Community Liaison Group

\* Some members of the group indicate support for the letter, but have not voted on it yet due to timelines.

\*\* Signed as an individual member

Cc: Brent Toderian, Director of Planning  
Ronda Howard, Assistant Director of Planning – City-Wide and Regional Planning  
Kent Munro, Assistant Director of Planning – Community Planning Division  
Rob Jenkins, Assistant Director, Current Planning Initiatives Branch  
Thor Kuhlmann, Planner, City-Wide Regional Planning  
Cameron Gray, Director of Housing  
Marco D'Agostini, Senior Heritage Planner  
Judy Rogers, City Manager

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