



City of Port Moody

Report/Recommendation to Council

Date: September 10, 2024
Submitted by: Community Development Department – Policy Planning Division
Subject: Proposed Amendments to Building Bylaw No. 3200 and Corporate Policy 13-6870-2019-03 Related to New Zero Carbon Step Code and Updated Energy Step Code Requirements

Purpose

To present amendments to Building Bylaw No. 3200 and Corporate Policy – 13-6870-2019-03 that include new BC Zero Carbon Step Code and updated BC Energy Step Code requirements for Council consideration.

Recommended Resolution(s)

THAT City of Port Moody Building Bylaw, 2019, No. 3200, Amendment Bylaw No. 3, 2024, No. 3479 (BC Zero Carbon Step Code) be read a first, second, and third time as recommended in the report dated September 10, 2024, from the Community Development Department – Policy Planning Division regarding Proposed Amendments to Building Bylaw No. 3200 and Corporate Policy 13-6870-2019-03 Related to New Zero Carbon Step Code and Updated Energy Step Code Requirements;

AND THAT updated Corporate Policy – 13-6870-2019-03 – BC Energy Step Code and Zero Carbon Step Code Rezoning Applications be approved as presented in the report dated September 10, 2024, from the Community Development Department – Policy Planning Division regarding Proposed Amendments to Building Bylaw No. 3200 and Corporate Policy 13-6870-2019-03 Related to New Zero Carbon Step Code and Updated Energy Step Code Requirements.

Background

The Province included the BC Energy Step Code (ESC, 2017) and the BC Zero Carbon Step Code (ZCSC, 2023) in the BC Building Code as opt-in tools for Local Governments to advance energy efficiency and reduce carbon emissions in their communities ahead of the Provincial timeline for implementation. The City of Port Moody was an early adopter of the BC ESC in 2019.

At the July 16, 2024, City Initiatives and Planning Committee meeting, Council received presentations from staff, Fortis BC and BC Hydro and passed the following resolutions (related report included as **Attachment 1**):

CIPC24/027 and 029

THAT the report dated July 16, 2024, from Community Development Department – Policy Planning Division regarding Potential Approach and Timeline to Advance Requirements of the Energy Step Code and the Zero Carbon Step Code for New Buildings be received for information;

AND THAT staff report back with a proposed framework for new Part 9 and Part 3 buildings to advance requirements of the Energy Step Code and the Zero Carbon Step Code, that meets the 2025 implementation timeline and ZCSC emission levels as outlined in Tables 2 and 3 of the report, including amendments to Building Bylaw No. 3200 and Corporate Policy – 13-6870-2019-03 – BC Energy Step Code Rezoning Applications;

AND THAT the City convene a meeting of the Development Liaison Committee to present proposed new bylaws related to Energy Step Code and Zero Carbon Step Code for new buildings.

Discussion

This section of the report provides a summary of the proposed ESC and ZCSC requirements and timelines, as well as the results of consultation with development industry representatives at an Urban Development Institute/Port Moody Liaison Committee meeting held on August 20, 2024.

These proposed requirements are implemented through amendments to Building Bylaw No. 3200 (**Attachment 2**) and updates to Corporate Policy 13-6870-2019-03 (**Attachments 3 and 4**).

Proposed ESC and ZCSC Requirements and Timeline for Implementation

The following tables present a summary of the proposed ESC and ZCSC requirements and implementation timeline for both Part 9 and Part 3 buildings:

Part 9 Buildings (Residential)	January 1, 2024	January 1, 2025	January 1, 2027	January 1, 2030 (Provincial timeline)
Single- or two-family dwellings	Step 4 No carbon requirements	Step 4 EL-4 Zero Carbon Ready	Step 5 EL-4 Zero Carbon Ready	Step 5 EL-4 Zero Carbon Ready
Laneway and carriage Dwellings				
Townhomes and apartment buildings up to 3 storeys				
Notes Building permits received on or after the dates noted above are subject to the new requirements. EL-4 Zero Carbon Ready = Space, water and cooking must be zero carbon. Energy Step Code and Zero Carbon Step Code requirements as per BC Building Code, Article 9.36.6 and 9.37.1.3 of Division B (as amended from time to time).				

Part 3 Buildings	January 1, 2024	January 1, 2025	January 1, 2027	January 1, 2030 (Provincial timeline)
Group C: Residential Occupancies, six stories or less	Step 3 or Step 2 with LCES (EL-2)	Step 3 EL-4 Zero Carbon Ready	Step 4 EL-4 Zero Carbon Ready	Step 4 EL-4 Zero Carbon Ready
Group C: Residential Occupancies, six stories or more				
Group C: Hotels and Motels	Step 2			
Group D Offices (Businesses and Personal Services)	Step 2	Step 2	Step 3	Step 3
Other Group D and E (Mercantile) occupancies	Step 2	EL-4 Zero Carbon Ready	EL-4 Zero Carbon Ready	EL-4 Zero Carbon Ready

Notes

In-stream rezoning applications that have progressed to first Reading by December 31, 2024, would not be subject to the new requirements. These projects would proceed through the development approval and building permit process according to the current requirements for building energy efficiency and carbon performance.

LCES = Low Carbon Energy System - equivalent to Emission Level (EL-2) of the Zero Carbon Step Code.

Energy Step Code and Zero Carbon Step Code requirements as per BC Building Code, Subsection 10.2 and 10.3 of Division B (as amended from time to time)

Building Types and Occupancies not included in the above table are required to comply with the BC Building Code requirements for energy efficiency and carbon performance.

Adopting a timeline to 2027 provides transparency to builders and developers about the upcoming requirements. Implementing the ZCSC aligns with the City’s Climate Action Plan and Climate Ready Homes and Buildings Plan. Increasing the ESC in 2027 as well will reduce electricity demands and reduce ongoing operating costs.

The table addresses requirements until January 1, 2030, to align with the Provincial date for full ESC and ZCSC implementation. The Port Moody approach will achieve compliance on January 1, 2027, three years ahead of the Provincial requirement therefore the requirements on January 1, 2027, and January 30, 2030, are the same.

Consultation Feedback

On August 20, 2024, a meeting of the Urban Development Institute/Port Moody Liaison Committee was convened to present the proposed ESC and ZCSC requirements and implementation timeline and receive feedback from development industry representatives. Key themes from the feedback included:

- BC Hydro capacity
- Cost implications and impacts to affordability

- Consideration of incentives to reduce costs to builders
- ESC impacts to architectural design and livability
- Heat pump effectiveness at very cold temperatures
- Timing concerns

More detailed feedback and related responses can be found in **Attachment 5**.

Builders generally recognise that performance standards are increasing throughout Metro Vancouver and across BC due to local government adoption of the ESC and ZCSC and setting GHG emission reduction targets and objectives in their climate action plans. UDI representatives thanked the City for advance notice on the proposed ZCSC and ESC changes and answering the concerns they have.

Next Steps

The City will continue to build internal capacity and provide training opportunities for staff to prepare for increased Energy Step Code and Zero Carbon Step Code requirements and an understanding of new technologies in the marketplace.

Staff will continue to deliver capacity building within the builder community by:

- providing and advertising training opportunities available through BCIT, Zero Emissions Building Centre (ZEBx) and Builder Forum Series;
- working with neighbouring municipalities to provide joint learning opportunities and a regional perspective; and
- evaluating additional supports as needed on an ongoing basis.

Other Option(s)

THAT staff be given direction on an alternative potential framework and timeline for the acceleration of BC Energy Step Code and implementation of Zero Carbon Step Code Building requirements.

Financial Implications

Through the 2023 Capital Plan and the Phase Two Climate Action Implementation Strategy, Council approved \$8,500 to support Step Code stakeholder engagement if required. There are no additional financial impacts.

Communications and Public Engagement Initiatives

Staff presented proposed ZCSC and ESC requirements to members of the development community through the Urban Development Institute/Port Moody Liaison Committee. Staff have also received support from local business supporting the proposed bylaw amendments (**Attachment 6**).

Should the proposed bylaw and policy changes to implement ESC and ZCSC requirements proceed to adoption, related Building and Development Planning webpages will be updated to communicate upcoming changes and timelines. New development applications and existing

applications that may not receive first reading by December 31, 2024, will be notified in advance of upcoming requirements taking effect on January 1, 2025.

Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 2.2 – Advance climate change mitigation and adaptation; and
- Strategic Goal 3.3 – Enhance community wellbeing.

Attachment(s)

1. Report considered at the July 16, 2024, City Initiatives and Planning Committee meeting – Potential Approach and Timeline to Advance Requirements of the Energy Step Code and the Zero Carbon Step Code for New Buildings.
2. Draft City of Port Moody Building Bylaw, 2019, No. 3200, Amendment Bylaw No. 3, 2024, No. 3479 (BC Zero Carbon Step Code).
3. Redlined version of Revised Corporate Policy – 13-6870-2019-03.
4. Draft Corporate Policy – 13-6870-2019-03 – BC Energy Step Code and Zero Carbon Step Code Rezoning Applications.
5. Urban Development Institute/Port Moody Liaison Committee Meeting August 20, 2024 – Feedback and Responses.
6. Vancity Letter of Support dated June 6, 2024.

Report Author

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Report Approval Details

Document Title:	Zero Carbon Step Code and Energy Step Code Building Bylaw and Corporate Policy Changes.docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Report considered at the July 16, 2024, CIPC meeting - ZCSC and ESC for New Buildings.pdf- Attachment 2 - Draft City of Port Moody Building Bylaw, 2019, No. 3200, Amendment Bylaw No. 3, 2024, No. 3479 (BC ZCSC).pdf- Attachment 3 - Redlined version of Revised Corporate Policy - 13-6870-2019-03.pdf- Attachment 4 - Draft Corporate Policy - 13-6870-2019-03 - BC ESC and Zero Carbon Step Code Rezoning Applications.pdf- Attachment 5 - Urban Development Institute Port Moody Liaison Committee Meeting August 20, 2024 - Feedback and Responses.pdf- Attachment 6 - Vancity Letter of Support dated June 6, 2024.pdf
Final Approval Date:	Aug 30, 2024

This report and all of its attachments were approved and signed as outlined below:

Mary De Paoli, Manager of Policy Planning - Aug 29, 2024

Kate Zanon, General Manager of Community Development - Aug 30, 2024

Tracey Takahashi, Deputy Corporate Officer, for Stephanie Lam, City Clerk and Manager of Legislative Services - Aug 30, 2024

Lindsay Todd, Manager of Communications and Engagement - Aug 30, 2024

Paul Rockwood, General Manager of Finance and Technology - Aug 30, 2024

Kate Zanon, General Manager of Community Development, for Anna Mathewson, City Manager - Aug 30, 2024