



City of Port Moody

Report/Recommendation to Council

Date: September 18, 2019
Submitted by: Planning and Development Department – Policy Planning
Subject: Corporate Policy for BC Energy Step Code Rezoning Applications

Purpose

To present amendments to the Corporate Policy for BC Energy Step Code Rezoning Applications for Council consideration.

Recommended Resolution(s)

THAT the Corporate Policy – 13-6870-2019-03 – BC Energy Step Code Rezoning Applications be amended as recommended in the report dated September 18, 2019 from the Planning and Development Department – Policy planning regarding Corporate Policy for Energy Step Code Rezoning Applications.

Background

At the July 9, 2019 Regular Council meeting the following resolutions were passed:

RC19/329

THAT the proposed early adoption strategy for the Energy Step Code be endorsed as recommended in the report dated June 12, 2019 from the Planning and Development Department - Policy Planning Division regarding Energy Step Code Early Adoption Strategy;

AND THAT Corporate Policy - 13-6870-2019-03 - BC Energy Step Code Rezoning Requirements be endorsed;

AND THAT staff be directed to report back with Building Bylaw amendments to support the proposed BC Energy Step Code early adoption strategy.

Discussion

As of April 2017, the British Columbia Building Code includes an alternative performance-based compliance path for meeting new construction energy efficiency building standards, which are phased in through pre-established step increases. The Energy Step Code (ESC) establishes a set of metrics that must be demonstrated through energy modelling and airtightness testing to prove compliance. Local governments have the authority to require and/or incentivize builders and developers to meet different steps of the ESC in advance of regulation.

By 2032, the BC Building Code will move toward the higher steps of the ESC as a minimum requirement, with incremental increases along the way in 2022 and 2027. The National Building Code of Canada is similarly moving towards this outcome by 2030. Many local governments across BC are exploring early adoption scenarios in advance of regulation, with various incentives, training, and support to assist with the transition.

City-Wide Application of Requirements

In July of 2019 Council adopted ESC requirements according to the framework and schedule summarized in **Attachment 1**. Under the adopted strategy, Port Moody will enforce lower steps of the ESC in advance of Provincial regulations that are slated as early as 2022. The approach lays out a clear path for industry leading up to Provincial regulation, while allowing time for staff and industry to prepare. Port Moody's ESC strategy is communicated through the following policy tools:

- Building Bylaw amendments applicable to building permit applications; and
- a corporate policy applicable to rezoning applications.

Staff have reported back to Council with associated Building Bylaw amendments that are in the process of being implemented with adoption of the new Building Bylaw. In addition, staff are working to develop technical bulletins that outline specific requirements and procedures associated with the adoption strategy for Part 9 and Part 3 building applications that will be available on the City's website once complete.

Rezoning Applications

Local governments have the opportunity to encourage or incentivize more energy efficient buildings under the ESC framework in advance of Provincial regulation. This Corporate Policy (**Attachment 2**) provides procedures to incentivise and encourage higher energy efficiency and low carbon building performance through the rezoning process, above ESC requirements outlined in the Building Bylaw. The Corporate Policy includes a table of increasing performance above the progression of requirements in the Building Bylaw schedule in **Attachment 1**. Notwithstanding the proposed approach, staff will encourage applicants to exceed requirements to target higher Steps of the ESC and/or low carbon options where feasible.

On July 9, 2019 Council endorsed the Corporate Policy for Energy Step Code rezoning applications. Staff are bringing back an amended version of the Corporate Policy to seek endorsement of the following changes:

- addition of a schedule outlining increasing energy efficiency and/or low carbon performance above requirements in the Building Bylaw schedule;
- description of additional information pertaining to low carbon energy systems (LCES) that the City may collect; and
- minor updates following completion of a legal review of the Corporate Policy.

As endorsed by Council on July 9, 2019, the Corporate Policy came into effect on September 1, 2019. All detailed development applications in stream or accepted for processing prior to this date were not affected. This is to account for the possibility that buildings that have advanced to a detailed design stage may have difficulty complying with the new requirements. However,

rezoning applications received prior to the implementation date will be encouraged to comply with the proposed framework if feasible.

Letters will be sent to pre-applications in stream, notifying applicants that the Corporate Policy will apply to any detailed applications submitted to the City.

Other Option(s)

THAT Corporate Policy - 13-6870-2019-03 - BC Energy Step Code Rezoning Policy be referred to staff for further review.

Financial Implications

There are no financial implications with the receipt of this report.

Communications and Civic Engagement Initiatives

The local building industry was consulted and notified of upcoming changes related to the Energy Step Code during the development of a Port Moody specific Energy Step Code early adoption strategy.

If Council endorses the proposed Corporate Policy, staff will notify the building community about the changes and provide clear information about the compliance with the proposed strategy. Technical bulletins will be posted on the web site and included in Building Permit application packages. Letters will be sent to pre-applications in stream, notifying applicants that the Corporate Policy will apply to any detailed applications submitted to the City as of September 1, 2019.

Council Strategic Plan Objectives

Adoption of the Energy Step Code Corporate Policy for Rezoning is consistent with the strategic outcomes in the area of Environmental Leadership identified in the 2019-2022 Council Strategic Plan.

Attachment(s)

1. Energy Step Code Building Bylaw Requirements
2. Draft Corporate Policy - 13-6870-2019-03

Report Author

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Report Approval Details

Document Title:	Energy Step Code Corporate Rezoning Policy.docx
Attachments:	- Attachment 1 - Energy Step Code Early Adoption Schedule.DOCX - Attachment 2 - Draft Corporate Policy - 13-6870-2019-03.docx
Final Approval Date:	Oct 1, 2019

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

Mary De Paoli

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