



# Corporate Report

NO: R210

COUNCIL DATE: SEPTEMBER 17, 2007

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **September 12, 2007**  
FROM: **General Manager, Planning and Development** FILE: **0480-20**  
SUBJECT: **Energy Efficient Buildings and British Columbian Green Building Code**

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## RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information: and
2. Authorize the Mayor to send a letter to the Provincial Government advising that the City of Surrey supports the establishment of Province wide standards for Energy Efficient Buildings and appropriate amendments to the B.C. Building Code and also requests that Surrey staff be invited to participate in developing the related amendments to the B.C. Building Code; and
3. Should the Province enable municipalities to require these higher standards in advance of the new BC Building Code, that staff be requested to report back to Council on the level of requirements Surrey should implement and resources that would be required.

## INTENT

The purpose of this report is to respond to Council's request for a report with regard to a letter dated June 12, 2007 from the Mayor of the District of North Vancouver to the Minister of Energy, Mines and Petroleum (copied to all UBCM municipalities), regarding the implementation of energy efficient standards for new buildings and to provide Council with information on recent initiatives that the City of Surrey has undertaken to promote more energy efficient residential construction.

## **BACKGROUND**

At the June 25, 2005, Regular Council Meeting, Council received a letter, dated June 12, 2007, from the Mayor of the District of North Vancouver to the Minister of Energy, Mines and Petroleum, and a District of North Vancouver Report to Council dated May 31, 2007 (Appendix I), advising that on June 11, 2007, the District of North Vancouver considered the subject report and passed the following resolution:

"WHEREAS the Province announced its intention to develop a new unified BC Green Building Code (2007 Throne Speech) and later announced its intention to implement new energy efficiency standards for all new construction in British Columbia by 2010 (2007 BC Energy Plan); and

WHEREAS BC local governments wishing to support the Province's new BC Energy Plan by implementing new building energy efficiency regulations between 2007 and 2010 are unable to do so without the authorization of the Minister of Community Services;

NOW THEREFORE BE IT RESOLVED THAT the District of North Vancouver call on the Province to establish a procedure that would allow interested local governments to implement and require the energy efficiency standards for new buildings called for in the Province's energy Efficient Buildings: A Plan for BC, namely: Energuide 80 for residential buildings; and, 25% better than the standards in the Model National Energy Code for commercial buildings;

RESOLVED THAT the District of North Vancouver call on the Province to actively engage local governments in the development of the proposed unified BC Green Building Code and the proposed energy efficiency standards; and

RESOLVED THAT a copy of this resolution be sent to all MLAs, relevant Ministers and all Union of BC Municipalities".

The District of North Vancouver Report to Council notes that the Fraser Basin Council has requested support of a resolution, which is intended to be brought forward to the upcoming UBCM Convention in October 2007.

### **City of Surrey Initiatives to Promote Energy Efficient Building Standards**

Earlier this year, City of Surrey was successful in obtaining a grant from the Community Action on Energy Efficiency program (CAEE) through the Ministry of Energy Mines and Petroleum Resources (MEMPR), administered by the Fraser Basin Council. This grant was used to host workshops to promote energy efficient construction in the residential development sector, including single family, townhouse and apartment housing types.

The objective of the workshops was to provide information on energy efficiency to developers and to identify measures or actions the City could undertake to support improved energy efficiency in that sector. The City conducted the first workshop on January 24, 2007 for City staff. A second workshop was held on March 19, 2007 with participation of approximately 60 members of the residential development sector and City staff. Workshop presentation materials included information on energy efficiency standards, programs and technology, tools for financing energy performance features, and a panel discussion on the business case for residential energy efficiency. Key findings from the two workshops include:

- In 2005 the Provincial government, in *Energy Efficient Buildings: A Plan for BC*, recommended higher minimum energy performance standards for new buildings. The standards relevant to residential buildings include: for single family and townhouses - Energuide for Houses 80 (EGH 80); for apartments - 25% less energy than the Model National Energy Code of Canada for Buildings (MNECB). Participants in the CAEE program are encouraged to endorse these standards;
- There are currently a number of energy performance, design assistance, and incentive programs that builders and developers can access to assist in improving the energy performance in residential projects;
- Built Green is an energy performance rating system administered by the Canadian Home Builders Association. It is applicable to single family and townhouse projects and is widely supported by builders. Built Green Gold is equivalent to EGH 77;
- The environmental benefits of adopting increased energy performance standards for new residential construction were estimated as part of this study and are potentially significant. Adoption of the provincial government's targets for new residential construction in Surrey would result in annual energy savings of 1.55 GWH for electricity, 67,000 GJ of natural gas, and a reduction of 4,060 tonnes of GHG, or 0.84 tonnes/dwelling unit/year based on 2006 residential building permit - 4,861 dwelling units;
- Many builders and developers in Surrey understand the value of energy efficiency, but many are reluctant to assume the extra cost because they are not sure consumers will pay more for this feature. More education is required for builders and consumers regarding the lower life cycle cost and other benefits (e.g., health, environmental) of improved energy performance; and
- The Canadian Home Builders Association - BC (CHBA-BC) has requested that Council endorse the Built Green program and consider measures to support its adoption, such as reduced permit fees or expedited approval of development applications. The Environmental Advisory Committee has been asked to review the CHBA-BC request.

## **DISCUSSION**

Municipalities are charged with the implementation of the BC Building Code, but currently do not have the authority to require higher standards than the minimum requirements set out in the Code. This includes potential requirements for energy efficient buildings.

As noted in the North Vancouver report and documented in the findings from Surrey's workshops, the build environment is a significant user of energy and resources as well as a significant source of greenhouse gas. New residential targets could reduce GHG by 0.84 tonnes per dwellings per year. It is estimated that to upgrade a typical single-family dwelling from current minimum building code standards to an Energuide 80 level, as recommended by North Vancouver, the cost would be in the range of \$2,000 to \$3,000. This is a very nominal cost considering the price of new residential construction, and the payback to the consumer in energy savings would be in the range of seven to eight years.

It is noted that the City of Surrey has a much higher construction volume than North Vancouver. As well, the complexity of implementing the 25% better than the standards in the Model National Energy Code for commercial buildings is much more complex to implement and administer than the recommended Energuide 80 for residential construction. The implementation of these standards would require more work by City staff, along with consultation with stakeholders through the Development Advisory committee (DAC).

It is noted, however, that the resolution calls on the Provincial government to enable "interested local governments" to implement a higher level of requirements than provided for in the current BC Building Code. It is recommended that, should the Province act on this resolution, staff be requested to report back to Council on the level of requirements Surrey should implement, what impact this could have on Surrey's competitiveness and the resources which would be required to implement such requirements.

Staff from local governments should be involved in the development of the proposed unified BC Green Building Code. Surrey requests the opportunity to participate on Provincial committees involved in the development of the new Code to ensure that local knowledge and expertise is reflected in the Code.

## **CONCLUSION**

As it can be clearly documented that higher standards for energy efficient buildings can play a significant part in the wise use of resources and the reduction in greenhouse gases, it is recommended that the City of Surrey supports the establishment of province wide standards for Energy Efficient Buildings and related amendments to the BC Building Code. Should the Province enable municipalities to require higher standards in advance of the new Green Building Code, it is recommended that staff be requested to report back to Council on the level of requirements Surrey should implement, the impact this could have on Surrey's competitiveness and the resources which would be required to implement such requirements.

It is further recommended that Surrey Council authorize the Mayor to send a letter to the Provincial Government advising of Surrey's support of province wide standards for energy efficient buildings and requesting that Surrey staff be invited to participate in the process of developing the new Green Building Code through participation on Provincial committees and other forums.

In anticipation of the future adoption of a new Green Building Code, City staff will continue to encourage the development industry to take advantage of all support currently available to build energy efficient buildings.

Jean Lamontagne  
General Manager  
Planning and Development

JMcL:saw/kms

Attachments:

Appendix I Correspondence from the District of North Vancouver regarding the Proposed UBCM Resolution: Energy Efficient Buildings and British Columbia Green Building Code.

District of North Vancouver

355 West Queens Road  
North Vancouver  
British Columbia  
V7N 4N5



Agnes S. Hilsen  
Municipal Clerk

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Fax 604 984 9637  
Web www.dnv.org

June 12, 2007  
File No.: 13.6550.01/001.000  
01.0250.20/005.001

The Honourable Richard Neufeld  
Minister of Energy, Mines and Petroleum Resources  
Ministry of Energy, Mines and Petroleum Resources  
PO Box 9060  
STN PROV GOVT  
Victoria BC V8W 9E2

Dear Minister Neufeld:

**Subject: Proposed UBCM Resolution: Energy Efficient Buildings and British Columbia Green Building Code**

This is to advise that on Monday, June 11, 2007, the Council for the District of North Vancouver considered the May 31, 2007, report of the Community Planner regarding the **Proposed UBCM Resolution: Energy Efficient Buildings and British Columbia Green Building Code**. Council subsequently passed the following resolution:

"WHEREAS the Province announced its intention to develop a new unified BC Green Building Code (2007 Throne Speech) and later announced its intention to implement new energy efficiency standards for all new construction in British Columbia by 2010 (2007 BC Energy Plan); and

WHEREAS BC local governments wishing to support the Province's new BC Energy Plan by implementing new building energy efficiency regulations between 2007 and 2010 are unable to do so without the authorization of the Minister of Community Services;

NOW THEREFORE BE IT RESOLVED THAT the District of North Vancouver call on the Province to establish a procedure that would allow interested local governments to implement and require the energy efficiency standards for new buildings called for in the Province's Energy Efficient Buildings: A Plan for BC,

CLERKS DEPT.  
0480-20  
JUN 20 2007

TO AGENDA  
For Your Information  
CITY CLERK  
Document: 899623

**Re: Proposed UBCM Resolution: Energy Efficient Buildings and British Columbia Green Building Code**

June 13, 2007

Page 2

namely: Energuide 80 for residential buildings; and, 25% better than the standards in the Model National Energy Code for commercial buildings;

RESOLVED THAT the District of North Vancouver call on the Province to actively engage local governments in the development of the proposed unified BC Green Building Code and the proposed energy efficiency standards; and

RESOLVED THAT a copy of this resolution be sent to all MLA's, relevant Ministers and all Union of BC Municipalities."

A copy of the relevant report is attached for your information.

Yours truly,



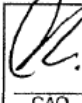


Richard Walton  
Mayor

ASH/nfv

Xc: Mr. Ralph Sultan, MLA - West Vancouver Capilano  
Ms. Joan McIntyre, MLA - West Vancouver Garibaldi  
Mr. Daniel Jarvis, MLA - North Vancouver Seymour  
Ms. Katherine Whittred, MLA - North Vancouver Lonsdale  
All UBCM Municipalities (by broadcast e-mail through CivicInfo)  
Mr. Richard Taylor, Executive Director - UBCM  
Mr. Eydie Fraser, Executive Coordinator - LMLGA  
Margaret Eckenfelder, Director of Sustainability, Planning & Building

COUNCIL AGENDA/INFORMATION		
<input type="checkbox"/> In-Camera	Date: <u>11</u>	Item # _____
<input checked="" type="checkbox"/> Regular	Date: <u>June 12/07</u>	Item # <u>10.</u>
<input type="checkbox"/> Info Package	Date: _____	Item # _____
<input type="checkbox"/> Agenda Addendum	Date: _____	Item # _____

 Dept. Manager	 Director	 CAO
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**The District of North Vancouver  
REPORT TO COUNCIL**

May 31, 2007  
File: 6550-01/002  
Tracking Number: RCA - 2007-00602

<b>ORIGINAL</b>
File No. <u>6550-01/002</u>
<u>PLANNING</u> Department

**AUTHOR:** Doug Allan, Community Planner

**SUBJECT: PROPOSED UBCM RESOLUTION – ENERGY EFFICIENT BUILDINGS AND BRITISH COLUMBIA GREEN BUILDING CODE**

**RECOMMENDATION:**

**It is recommended that Council support the following resolution prepared by the Fraser Basin Council for consideration by the Union of BC Municipalities at the upcoming conference.**

**WHEREAS** the Province announced its intention to develop a new unified BC Green Building Code (2007 Throne Speech) and later announced its intention to implement new energy efficiency standards for all new construction in British Columbia by 2010 (2007 BC Energy Plan); and

**WHEREAS** BC local governments wishing to support the Province's new BC Energy Plan by implementing new building energy efficiency regulations between 2007 and 2010 are unable to do so without the authorization of the Minister of Community Services;

**NOW THEREFORE BE IT RESOLVED THAT** the District of North Vancouver call on the Province to establish a procedure that would allow interested local governments to implement and require the energy efficiency standards for new buildings called for in the Province's Energy Efficient Buildings: A Plan for BC, namely: Energuide 80 for residential buildings; and, 25% better than the standards in the Model National Energy Code for commercial buildings;

**RESOLVED THAT** the District of North Vancouver call on the Province to actively engage local governments in the development of the proposed unified BC Green Building Code and the proposed energy efficiency standards; and

**RESOLVED THAT** a copy of this resolution be sent to all MLA's, relevant Ministers and all Union of BC Municipalities.



**SUBJECT: PROPOSED FRASER BASIN COUNCIL RESOLUTION TO THE UBCM –  
ENERGY EFFICIENT BUILDINGS AND BRITISH COLUMBIA GREEN BUILDING CODE**  
May 31, 2007 Page 2

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**REASON FOR REPORT:**

The Fraser Basin Council has requested Council's support of the above resolution which is intended to be brought forward at the UBCM Convention in October 2007.

**SUMMARY:**

The Province has recently announced in its BC Energy Plan that it is moving toward the development of energy efficient standards for new construction by 2010 and that it plans to develop a Green Building Code. While municipalities are charged with the application of building codes, they do not have the authority to encourage and regulate energy efficient design through the building code at the local level without the Province's permission.

The Fraser Basin Council's recommended resolution is intended to encourage the Province to enable municipalities to accelerate progress towards the development of energy efficient buildings now in compliance with the Province's standards and to engage municipalities in the development of a Green Building Code.

This will support the District's overall sustainability vision and dovetail with the development of the District's Green Building Strategy.

**BACKGROUND:**

In November 2004, Council adopted The Natural Step Framework For Sustainable Communities as a guide for our long term strategic planning. In addition, the 2004 Annual Report incorporated the vision that "by 2020, we will be recognized among the most sustainable communities in the world as demonstrated through our environmental stewardship, strong network of neighborhoods, a vibrant economy and community-driven growth and change."

In October 2006, Council supported a Green Building Pilot Program and the District has received a grant from the Province and Fraser Basin Council under the Community Action on Energy Efficiency 'Gold' Program to advance the development of a green building strategy arising out of the Pilot Program.

**DISCUSSION:**

The built environment is a significant user of energy and resources and a significant source of greenhouse gases. The building construction process itself also impacts resource consumption, emissions and the natural environment. The benefits of green building design have been well documented and represent a key step towards addressing these negative implications of a 'business as usual' approach to the built environment. Typically, any higher up front costs of green buildings are balanced in the long term with significantly improved performance and associated energy savings, greater building life, increased employee productivity and reduced occupant health problems.

**SUBJECT: PROPOSED FRASER BASIN COUNCIL RESOLUTION TO THE UBCM –  
ENERGY EFFICIENT BUILDINGS AND BRITISH COLUMBIA GREEN BUILDING CODE**  
May 31, 2007 Page 3

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In the February 2007 Throne Speech, the Province announced its intention to develop a new unified BC Green Building Code and later announced in the B.C. Energy Plan, its desire to implement new energy efficiency standards for all new construction in B.C. by 2010. While the Province has the overall responsibility for the B.C. Building Code, local governments are responsible for applying the Code at the building permit level. Local governments also have a vested interest in demonstrating leadership in advancing energy efficient and overall green buildings, whether that is about reducing energy costs, improving air quality, reducing greenhouse gas emissions or a combination of each. However, municipalities do not have the authority to regulate energy efficiency through the Building Code without permission from the Province.

The resolution under consideration is aimed at generating local government support and a stronger collective voice to encourage the Province to provide flexibility to municipalities to implement energy efficiency standards which can be applied to new buildings coming on line before a Green Building Code is in place in 2010. Pursuing the development of buildings with a more energy efficient design at the beginning will result in the more efficient use of energy over their lifecycle. It is also less expensive to build in energy efficiency measures at the outset than to retrofit buildings at a later date.

#### **UBCM ENERGY POLICY**

The UBCM energy policy currently supports the greater use of alternative energy systems and working collaboratively towards energy conservation. Absent, however, is specific policy regarding energy efficiency for buildings and other green building provisions. The proposed resolution would serve to fill in the gap in current policy and enable local municipalities seeking to become more energy efficient.

#### **RESOLUTION CONCURRENCE:**

The resolution was developed in collaboration with four communities involved in the Community Action on Energy Efficiency Program including the City of North Vancouver, the District of Saanich, Bowen Island Municipality and the City of Dawson Creek with input from the Canadian Homebuilders Association of B.C.

To date, the City of North Vancouver, the District of Central Saanich have passed this or a very similar motion and the District of Squamish, the City of Kamloops and the Bowen Island Municipality are presently considering the proposed Fraser Basin Council resolution.

#### **CONCLUSION:**

The adoption of a Provincial Green Building Code incorporating energy efficiency standards will represent a significant step towards a more sustainable energy future. This resolution will provide the District with the opportunity to incorporate energy efficient regulations in compliance with the Province's Energy Plan standards. It will also encourage the Province to engage local governments who will be charged with their application and enforcement in the development of a new Green Building Code.

**SUBJECT: PROPOSED FRASER BASIN COUNCIL RESOLUTION TO THE UBCM –  
ENERGY EFFICIENT BUILDINGS AND BRITISH COLUMBIA GREEN BUILDING CODE**  
May 31, 2007 Page 4

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If supported by the Province, the resolution will enable the District to implement energy efficiency measures that may be developed under the broader Green Building Strategy prior to the adoption of a Provincial Green Building Code.



Doug Allan  
Community Planner

da/  
Attach.

**RECEIVED**

JUN 05 2007

**Chief Administrator's Office  
District of North Vancouver**

**Resolution Title: Local Government Action on Energy Efficiency for New Buildings**

**Background**

Standing UBCM energy policy supports:

- Encouraging greater use of alternative energy systems (2001 UBCM Energy Policy recommendation #4),
- Local governments working collaboratively amongst the utilities and other orders of government to develop an energy conservation strategy (2001 UBCM Energy Policy recommendation #6), and
- Community-based energy policies and programs (2002 Energy Policy Digest, s.A(2)).

Noticeably absent is specific policy regarding energy efficiency for buildings (i.e. green) building provisions.

While the provincial government has overall responsibility for the BC Building Code, local governments are responsible for enforcing and delivering the Code to the public. Whether it is to reduce energy costs, improve air quality, reduce greenhouse gas emissions or a combination of each, BC's local governments have a vested interest in demonstrating leadership in advancing energy efficient and healthy (i.e. green) buildings.

In February 2007 the Province announced its intention to develop a new unified BC green building code (2007 Throne Speech) and later announced its intention to implement new energy efficiency standards for all new construction in British Columbia by 2010 (2007 BC Energy Plan).

In 2005, the Province released its "Energy Efficient Buildings: A Plan for BC" which includes calls for new houses to meet EnerGuide 80 and all new commercial buildings to be 25% better than the Model National Energy Code for Buildings by 2010. Meeting these targets would reduce average energy consumption in new homes by 32% that of commercial buildings by 20%. Furthermore, if all new homes were built to Energuide 80, the improvements would help reduce BC's greenhouse gas emissions by almost 1 million tonnes per year by 2020.

In 2004, the Province launched the Community Action on Energy Efficiency initiative, an initiative supported through the Province's energy efficiency plan. CAEE is an initiative to advance the energy efficiency for both private and public sector new and existing buildings through local government policy instruments. Currently 30 local governments throughout BC are members. Membership requires endorsement of one or more of the Province's energy efficiency targets as outlined in "Energy Efficient Buildings: A Plan for BC."

**Resolution**

WHEREAS the Province announced its intention to develop a new unified BC green building code (2007 Throne Speech) and later announced its intention to implement new energy efficiency standards for all new construction in British Columbia by 2010 (2007 BC Energy Plan);

AND WHEREAS BC local governments wishing to support the Province's new BC Energy Plan by implementing new building energy efficiency regulations between 2007 and 2010, are unable to do so without the authorization of the Minister of Community Services:

THEREFORE BE IT RESOLVED that the Province establish a procedure that would allow interested local governments to implement and require the energy efficiency standards for new buildings called for in the Province's Energy Efficient Buildings: A Plan for BC, namely: Energuide 80 for residential buildings and 25% better than the standards in the Model National Energy Code for commercial buildings.

AND BE IT FUTHER RESOLVED that the Province actively engage local governments in the development of the proposed unified BC Green Building Code and the proposed energy efficiency standards.



The Corporation of **THE CITY OF NORTH VANCOUVER**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

**REPORT**

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To: Mayor Darrell R. Mussatto and Members of the Council

From: Suzanne A. Smith, Planner, Community Development

**SUBJECT:** LOCAL GOVERNMENT ACTION ON ENERGY EFFICIENCY FOR NEW BUILDINGS: UBCM RESOLUTION

File: 4165-05-01

Date: May 8, 2007

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*The following is a suggested recommendation only. Please refer to Council Minutes for adopted resolution.*

**RECOMMENDATION**

**PURSUANT** to the report of the Planner, Community Development dated, May 8, 2007, entitled "Local Government Action on Energy Efficiency for New Buildings: UBCM Resolution":

**WHEREAS** the Province announced its intention to develop a new unified BC Green Building Code (2007 Throne Speech) and later announced its intention to implement new energy efficiency standards for all new construction in British Columbia by 2010 (2007 BC Energy Plan);

**AND WHEREAS** BC local governments wishing to support the Province's new BC Energy Plan by implementing new building energy efficiency regulations between 2007 and 2010, are unable to do so without the authorization of the Minister of Community Services;

**THEREFORE BE IT RESOLVED** that the Province establish a procedure that would allow interested local governments to implement and require the energy efficiency standards for new buildings called for in the Province's Energy Efficient Buildings: A

**Plan for BC, namely: Energuide 80 for residential buildings and 25% better than the standards in the Model National Energy Code for commercial buildings;**

**AND BE IT RESOLVED that the Province actively engage local governments in the development of the proposed unified BC Green Building Code and the proposed energy efficiency standards;**

**AND BE IT RESOLVED that a copy of this resolution be sent to local MLAs.**

### **PURPOSE**

This report seeks Council support for a resolution which would be brought forward at the UBCM Convention in October 2007, encouraging the Province to enable local governments to make greater progress in energy efficiency in new buildings now and to actively engage local governments in developing the new Green Building Code for 2010. Progress in this area will further the achievement of the City's targets for climate protection outlined in our Partners for Climate Protection Local Action Plan.

### **DISCUSSION**

In the February 2007 Throne Speech the Province announced its intention to develop a new unified BC Green Building Code and later announced its intention to implement new energy efficiency standards for all new construction in British Columbia by 2010 in the BC Energy Plan (2007). By making buildings more energy efficient in their design from the beginning this will result in the more efficient use of energy throughout their lifecycle. It is also less expensive to build with energy efficiency in mind than to retrofit buildings later.

While the provincial government has overall responsibility for the BC Building Code, local governments are responsible for enforcing and delivering the Code to the public. Local governments do not have the authority to regulate energy efficiency through the building code at the local level without permission from the province. Although the governing legislation is specific and restrictive on this issue of concurrent authority, whether the discussion is about reducing energy costs, improving air quality, reducing greenhouse gas emissions or a combination of each, BC's local governments have a vested interest in demonstrating leadership in advancing energy efficient and healthy (i.e. green) buildings.

The resolution under consideration is aimed at generating enough local government support to encourage the Province to consider providing greater flexibility until such time as a Green Building Code is in place.

The resolution was developed in collaboration with staff in four communities involved in the Community Action on Energy Efficiency including the City of North Vancouver, the District of Saanich, Bowen Island Municipality, and the City of Dawson Creek. In addition, the resolution was developed with input and participation from the Canadian Homebuilders Association of BC.

The intent is to bring the resolution forward directly to UBCM by the June 30<sup>th</sup> deadline for consideration at the 2007 UBCM Convention.

### **The City of North Vancouver**

The City has chosen a path to demonstrate environmental leadership. To date this has been achieved through a range of policies, plans and best practices. At the level of the Official Community Plan the City has established broad level policy on energy planning in the City with the intent to encourage the community to adapt to a sustainable lifestyle including the promotion of energy efficient design.

Initiatives such as the Partners for Climate Protection Local Action Plan have established both corporate and community targets for reducing greenhouse gas emissions, including the effort towards creating more energy efficient buildings. On the corporate side, the City recently adopted a green building policy (LEED) for civic buildings. Civic building audits and plans for retrofits are also in the works. On the community side work continues on Sustainable Development Guidelines for private property development applications which will include energy efficiency measures. Grants, administered through the Community Action on Energy Efficiency and the Fraser Basin Council are enabling the City to research the options on how to increase energy efficiency in outright development, at the Building Permit level.

The BC Green Building Code would not come into effect until 2010. The UBCM resolution seeks to enable municipalities to have the flexibility to act now to establish standards for energy efficiency which can then be applied to the many buildings coming online before 2010.

### **UBCM Current Energy Policy**

UBCM energy policy currently supports the greater use of alternative energy systems and working collaboratively toward energy conservation. Noticeably absent is specific policy regarding energy efficiency for buildings and other healthy (i.e. green) building provisions. This resolution would update that policy and enable local municipalities seeking to become more energy efficient to have a stronger collective voice on the subject.

### **FINANCIAL IMPLICATIONS**

It is anticipated that the actions outlined in this report would not add to the current projected cost of initiatives underway.



**INTERDEPARTMENTAL IMPLICATIONS**

Staff from the Community Development Department, Engineering, Parks & Environment Department and Finance Departments have contributed to this report. This report was reviewed by the Civic Projects Team on May 8, 2007. All comments have been incorporated into this report.

**CORPORATE PLAN AND/OR POLICY IMPLICATIONS**

The Official Community Plan includes goals and objectives for energy planning in the City. These include:

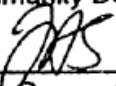
- 8.4.1 To demonstrate environmental leadership.
- 8.5.1 To promote energy efficient building design and practices for all development projects and City-owned buildings;
- 8.5.5 To encourage the planning, design and construction of energy efficient neighbourhoods and buildings to minimize greenhouse gas emissions.

The actions and policies outlined in this report support the Strategic Plan including the goal to achieve a safe and sustainable community.

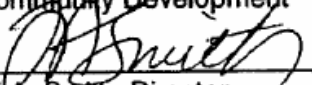
**RESPECTFULLY SUBMITTED BY:**

  
\_\_\_\_\_  
S.A. Smith, Planner  
Community Development

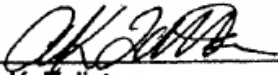
**RESPECTFULLY SUBMITTED BY:**

*for*   
\_\_\_\_\_  
G.O. Penway, City Planner  
Community Development

**RESPECTFULLY SUBMITTED BY:**

  
\_\_\_\_\_  
F.A. Smith, Director  
Community Development

**REVIEWED BY:**

  
\_\_\_\_\_  
A.K. Tollstam  
City Manager

Attachments

SAS:lg  
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**10. Local Government Action on Energy Efficiency for New Buildings:  
Union of British Columbia Municipalities Resolution – File: 4165-05-01**

Report: Planner, Community Development, May 8, 2007.

Moved by Councillor Heywood, seconded by Councillor Schechter

**PURSUANT** to the report of the Planner, Community Development, dated May 8, 2007, entitled "Local Government Action on Energy Efficiency for New Buildings: Union of British Columbia Municipalities Resolution":

**WHEREAS** the Province announced its intention to develop a new unified BC Green Building Code (2007 Throne Speech) and later announced its intention to implement new energy efficiency standards for all new construction in British Columbia by 2010 (2007 BC Energy Plan); and

**WHEREAS** BC local governments wishing to support the Province's new BC Energy Plan by implementing new building energy efficiency regulations between 2007 and 2010 are unable to do so without the authorization of the Minister of Community Services;

**NOW THEREFORE BE IT RESOLVED THAT** the City of North Vancouver call on the Province to establish a procedure that would allow interested local governments to implement and require the energy efficiency standards for new buildings called for in the Province's Energy Efficient Buildings: A Plan for BC, namely: Energuide 80 for residential buildings and 25% better than the standards in the Model National Energy Code for commercial buildings;

**RESOLVED THAT** the City of North Vancouver call on the Province to actively engage local governments in the development of the proposed unified BC Green Building Code and the proposed energy efficiency standards; and

**RESOLVED THAT** a copy of this resolution be sent to all MLA's, relevant Ministers and all Union of BC municipalities.

**CARRIED UNANIMOUSLY**