

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Planning Commission
Held at City Hall, 141 West 14th Street, North Vancouver, B.C.
in Conference Room A on Wednesday, April 10th, 2019**

MINUTES

Present: S. Huber
A. Boston
K. Balcom
M. McCorkindale
A. Rahbar
S. Tornes
D. Marshall
Councillor McIlroy
Councillor Hu

Staff: M. Friesen, Planner
R. Fish, Committee Clerk
T. Ryce, Assistant Manager - Inspections

Absent: M. Tasi Baker
B. Thorburn
A. Wilson

A quorum being present, the meeting was called to order at 6:06PM

1. Approval of Agenda

The agenda of April 10th, 2019 was adopted as circulated.

2. Minutes of the Meeting of the Advisory Planning Commission held March 13th, 2019

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held March 13th, 2019 be adopted.

Carried Unanimously

3. Business Arising

- Brief discussion of 2019 work plan and preliminary list of items
- Add an acknowledgement of unceded territory as a standing item to the agenda
- Joint meeting with ITC in June for INSTPP/transportation update

4. Introduction to Step Code

T. Ryce gave an overview of the Step Code. The main points included but were not limited to the following:

- Previous BC Energy Regulations
- 2008 -2014
 - Part 3 buildings
 - Residential: 4 storeys or greater than 600m2
- 2015-2016
 - From simple pathways to something more complex
 - Depends on use, size, location etc.
 - Presented choices and challenges
- Current BC Energy Regulations
- 2017-Future
 - Energy Step Code
 - Focused on energy efficiency only
 - Based on particular concerns
- CNV ESC A-to-B
 - Improvement of energy efficiency started in 2002 with the OCP
 - Transition to ESC requirements
 - Translation from pre-existing requirements
 - Incremental increase of requirements after 6 months
 - North shore-wide harmonized approach
- CNV EEBI – 2011 to 2017
 - Energy Efficient Building Initiatives was created
 - Limited outright construction in the Zoning Bylaw
 - Part 3 buildings
 - Payment was required to ensure a higher level of energy efficiency performance was achieved that exceeds that which is required by the BC Building Code at the time of permit application
 - 1% security (either cash or Letter of Credit) taken by the City (Planning Department) at time of Building Permit application
 - Security is held by the City until construction is completed and the City is provided confirmation that the level of energy efficiency required through the Rezoning process is achieved
 - The building needed to be commissioned and verified that it was working properly
 - Part 9 buildings
 - Floor space exclusions through the Zoning Bylaw
 - If you met the minimum energy efficiency, cellar floor space wouldn't be included
- Step Code
 - The Building Act came out in 2015 stating we are no longer be able to have the past types of programs
 - Part 3 buildings: 4 steps
 - Step 1: city wide bylaw requirement
 - Step 1 or Step 2 depending on the building

- Step 2 for residential and Step 1 for commercial
 - Moodyville Bylaw Requirement Zoning Policy is Step 3 or 4
- Cost Impacts
 - Indexed energy efficiency requirements in the city
 - Moved to Step 2 as a base requirement on July 1, 2018
 - Because these were directly moved over, there is no cost
 - The metrics were changed to be simpler
 - July 1st, 2019 we increased to Part 3 Residential, with a cost of: 0.4-0.5%
 - Part 3 Commercial is at 0%
 - The percentage is based on the construction cost? **A:** Yes, purely construction costs to get it up into occupancy.
 - The costs are important for builders and developers – most people in the city are residents. It would be useful to talk about what the savings are.
 - For Part 3 Residential, if they need a deviation from what the Zoning Bylaw allows, there is a Zoning Policy that asks for a higher level. We have rental buildings coming through that are allowed to have extra units and built to a higher energy efficiency.
- Single Family and Duplex
 - The requirement is now Step 1 or 3
 - The Moodyville element stays the same
 - Part 9 Small Residential
 - Less than 1200 sq.ft. will be Step 1
 - Cost of 0.5%
 - Part 9 Residential
 - Greater than 1200 sq.ft. will be Step 3
 - Cost of 0.0%-1.1%
 - What's the average number of small residential units over the last 5 years? **A:** 60-70 single family homes per year (all replacement) and 10-15 coach houses per year.
- Inter-municipal Alignment
 - The whole north shore will be an efficient new home zone
 - The three municipalities have harmonized for residential requirements
 - This hasn't been done anywhere else in the province
 - All using the same application forms
 - All being reviewed in exactly the same way
- Educational Opportunities
 - Support for design and construction community
 - Created a website: cnv.org/stepcode
 - Includes documents and history
 - Builders and Designers Forum
 - Provides an opportunity for the public and staff to interact in non-threatening environment
 - Path Rebate Program
 - Partnership with BC Hydro
 - Pre-drywall air tightness test for homes
 - ACH (air changes per hour)
 - Passive House is closest to net zero: 0.6 ACH
 - Offer \$300 rebate to anyone who wants to do a mid-construction pre-blower door test

- Staff: What is the cost after rebate? **A:** We give them back \$300. The cost is usually \$300-\$400.
- Emerging challenges
 - How many steps?
 - Part 9 Residential
 - Five
 - Part 3 Residential
 - Four
 - Part 3 Commercial
 - Three
 - Each type needs these steps to reach our 2032 targets
 - Multi-occupancy buildings
 - Some occupancies are left out of ESC
 - Corner stores for example can't be in the Step Code
 - There could be three different energy models for one building
 - Early design stage compliance decisions
 - If the applicant hasn't thought about energy, the building may not be able to be built as it may be too late to figure out at the building code stage
 - The Energy Step Code should be brought in very early. It needs to be a discussion with the applicant and takes time
 - Where to next?
 - 2032 BC Climate Leadership Plan
 - Building carbon neutral buildings

Questions and Comments from the Commission included but were not limited to:

- The federal government has invested \$183 million into the new LC3 initiative.
- They are taking the Toronto model and building similar entities in other major cities across Canada.
- The City of Vancouver will be the lead in setting up the lower mainland low carbon emission centre involving the Metro Vancouver municipalities.
- Starting to focus on buildings but also how to, in using the Step Code, use the money to help train up the building community and municipalities.
- The BCIT offers a high performance building lab to take a course.
- BC Housing trains in high performance envelopes for larger buildings.
- Buildings are a small share of our GHGs. The big one is transportation. There needs to be more focus on transportation land use share.
- How does the Sep Code relate to retrofitting? **A:** There is a Step Code Council that is looking at emerging topics and one is existing buildings. This is a challenge. The building code applies to new construction only.
- How easy is it for a developer outside of the north shore with no experience, what is the big divide? **A:** The metrics stay the same through the steps. There are certain things you have to meet, all in one table. If you meet all four requirements, you've met the Step Code. Steps 1, 2 and 3 is business as usual. Step 4 and 5 are a bit different, for example, triple pane windows, higher efficiency ventilation systems and building envelope. There are a lot of repeat builders in the city. The feedback is that they were already doing Step 3 and there won't be much of a change. It will be challenging with Step 4 and 5.

- Why wasn't a GHG metric included? **A:** It's purely looking at energy use from the building, not what it's being created from or the source of the energy.
- Can you elaborate on moving from Step 3, 4 and 5? **A:** The Building Code indexes every 5 years. We allow a little more with wood construction. Accessibility requirements have become more stringent. The Step Code is meant to align with the 5 year change. The Step Code is always forecasting where the Building Code will go in the future.
- Why isn't the rest of Metro Vancouver using the same form? **A:** The City of Vancouver has its own charter and are not fully in on the Step Code yet. They are incorporating some of the metrics. Burnaby is adopting Step 1. Richmond will get to Step 1 this summer. New Westminster will be in the Step 2 or 3 range in the summer.
- Has there been any conversation around how to address the overlap between the Step Code and low carbon energy? **A:** No. If they wanted to combine those it would be great.
- Can you comment on the builder experience in Moodyville, what are they saying about their experience? **A:** Moodyville demands a certain architype which is beautiful to look at. Add that in with the Step Code and it can be quite challenging. We have seen success but haven't see the interest going down the passive house route. More developers are comfortable with sticking with the Step Code.
- Staff: We are having many conversations with developers. It's a challenging issue but we are finding our way through that now.
- Are there builders that are coming and electing to a higher step above regulation? **A:** They target a higher level. They give themselves room.

5. Announcements

- Earth Day Event April 25th at Hotel Georgia
 - Keynote speaker is David Miller
- **Action Item:** distribute the Eventbrite invitation to the Commission
- Parliamentary training Thursday, April 11th and Tuesday, April 16th
- Proposing June 12th joint meeting with ITC

6. Round Table

- There was a round table discussion on what the Commission members want to see in in the next generation of buildings in the City of North Vancouver.

7. Adjournment

There being no further business, the meeting adjourned at 7:16 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, May 8th, 2019.



Chair