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April 30, 2018

Mayor Gregor Robertson and Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Dear Mayor and Council:

Re: Building Energy Efficiency Council Reports

This week Council will be receiving two reports from staff to improve building energy efficiency. The first, is about *Zero Emissions Buildings Catalyst Tools* (on May 1st), and, the second is regarding *Energy and Water Efficiency Updates to the Building By-law and Rezoning Policy* (on May 2nd). The Urban Development Institute (UDI) and its membership have been extensively consulted by staff on the energy efficiency policy proposals and are in support of them.

The catalyst tools identified in the first report are key to expanding near-zero energy and Passive House buildings. Staff are correct; at the moment, these buildings require longer construction times, have a longer learning curve, and need additional labour/consulting resources. By providing the proposed zoning relaxations and the 5% increase in floor area, the City will attract more developers to build these advanced buildings. This in turn should provide the industry with expertise and the supply chains we need to achieve Step 4 in the *B.C. Energy Step Code (ESC)* more broadly during the next decade. It will also allow Vancouver companies to continue to be leaders in green building technology, which has economic development benefits.

UDI is also supportive of the energy efficiency updates in the second report. The City of Vancouver was one of the original funders of research that led the development of the *BC Energy Step Code*, and, we are pleased that staff are aligning the *Vancouver Building Bylaw* with it. UDI has long supported having a common approach to building energy efficiency regulations across Metro Vancouver and the Province.

We are also pleased with the level of engagement that staff provided the industry for the energy efficiency report. Staff met with UDI and the industry several times as the proposals were developed, including:

- Three Townhall Consultation Sessions earlier this year;
- UDI Breakfast Seminars; and
- Meetings with the UDI Vancouver Liaison Committee and our Building Code Committee.

As a result of our feedback, staff also made improvements to their recommendations that will assist the industry to transition to the *Energy Step Code*, and allow proponents additional options to meet the City's requirements.

UDI supports staff's recommendations in the *Zero Emissions Buildings Catalyst Tools* and the *Energy and Water Efficiency Updates to the Building By-law and Rezoning Policy* reports. We look forward to working with the City to provide information and educational opportunities for our membership as all levels of government move towards near-zero energy buildings.

Yours sincerely,

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Anne McMullin
President and CEO

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April 30, 2018

Mayor Gregor Robertson and Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Dear Mayor and Council:

Re: Zero Emissions Building Catalyst Policy

We are writing in support of the proposed Zero Emissions Building Catalyst Policy, which constitutes a key step in implementing the City's ambitious Zero Emissions Building Plan. This policy will support industry leaders who are working toward meeting the City's goal of realizing a new generation of high-quality buildings that are also low-carbon.

Passive House and International Living Futures Institute (ILFI) Zero Energy are internationally recognized standards for energy-efficient buildings — offering quality control and training programs to prepare industry to deliver high-performance, low-carbon buildings. They are increasingly being pursued in new buildings, both public and private, throughout Vancouver, but regulatory and cost barriers still limit their adoption across the sector. Based on a review of successful policies in other jurisdictions and input from local industry stakeholders, we know that selective relaxation of inhibiting regulations and increases in floor area are effective tools to support uptake of these standards.

Multi-unit residential and mixed-use buildings constructed to Passive House and ILFI Zero Energy standards use very little energy and are affordable to heat and operate. They offer moderated indoor temperatures, high indoor air quality and soundproofing, and increased durability. We are seeing examples of these buildings being constructed in the city today; this demonstrates that the requirements for homes and buildings under the Zero Emissions Building Plan are achievable. The Zero Emission Buildings Centre of Excellence allows for the dissemination of knowledge and lessons learned during the implementation of this policy, reinforcing Vancouver's efforts and serving as an important resource for other jurisdictions.

The Zero Emissions Building Plan has positioned Vancouver as the first city in North America with a roadmap for eliminating carbon pollution from new homes and buildings by 2030, and the Zero Emissions Building Catalyst Policy is an important step in its implementation.

Yours sincerely,

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Tom-Pierre Frappé-Sénéclauze
Director, Buildings and Urban Solutions Program, Pembina Institute

April 23, 2018

Mayor & Council

City of Vancouver

453 West 12th Ave.

Vancouver, BC V5Y 1V4

Dear Mayor Robertson & Council Members;

Re: Zero Emissions Building Catalyst Policy

Passive House Canada is pleased to support the Zero Emissions Building Catalyst Policy. Progressive policies such as this serve to consolidate the progress Vancouver has made in transforming buildings, normalizing new practices, disseminating innovation and driving down costs.

Implemented in the context of the Zero Emissions Buildings Plan, the Zero Emissions Building Catalyst Policy serves to advance Vancouver's lead in the design and construction of high performance zero emissions buildings, offering residents better and more affordable options, and delivering the quality of life they deserve.

Vancouver's global recognition as a leader in the design and construction of high performance buildings is already generating economic benefits. With a growing international commitment to such buildings, that recognition will not only make Vancouver a desirable location, but strengthen its position as a centre of design, construction and manufacturing excellence in the global market for tomorrows buildings.

For these reasons, we urge Council to support the Zero Emissions Catalyst Policy.

Yours truly,

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Rob Bernhardt, CEO

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April 25, 2018

Mayor & Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

RE: ZERO EMISSIONS BUILDING CATALYST POLICY

Dear Mayor Robertson and Vancouver City Council Members,

I am writing to express the International Living Future Institute's support for the Zero Emissions Building Catalyst Policy.

The Zero Emissions Building Catalyst Policy is an important tool for furthering Vancouver's implementation of advanced sustainability within the built environment to meet city-wide goals, positioning Vancouver as an international leader. The Zero Emissions Building Catalyst Policy encourages the developers who are transforming the city to achieve Zero Energy Certification™ under the Living Building Challenge, wherein one hundred percent of the building's energy needs on a net annual basis must be supplied by on-site renewable energy, without the use of combustion. Net Zero Energy Building Certification™ is based on actual performance data and not an energy model, so it verifies that the building is performing as expected. Zero Energy Buildings are meant to last; they are much more resilient and a hedge against increasing fuel costs and uncertainty.

The Living Building Challenge currently has over 450 registered projects — commercial and residential, new and renovations to existing buildings — including 47 that have achieved Net Zero Energy Building Certification or Zero Energy Certification. Supporting Zero Energy Certification strengthens Vancouver's ability to create long-lasting reductions in the energy use and greenhouse gas emissions from buildings.

The serious problem of climate change demands bold action, and the Zero Emissions Building Catalyst Policy should be available at scale in Vancouver. Thank you for your consideration.

Sincerely,

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Alicia Daniels Uhlig, NCARB, LFA, LEED Fellow
Living Community Challenge + Policy Director

cc: Sailen Black, Senior Green Building Planner
sailen.black@vancouver.ca