







Part 3 Information Session March 2, 2022

Rebecca Newlove Manager of Sustainability, District of Saanich Derek de Candole Community Energy Specialist, City of Victoria

Presentation Overview

Presentation Overview

- Local Government Role in Step Code
- Policy Context
- Previous Engagement on Step Code
- Implementation of Step Code in the Capital Region to date
- Council Direction on next steps
- Engagement Approach and Timeline

Local Government Role

Establish an appropriate implementation strategy for Step Code in our local context, including:

- Focus on greenhouse gas emissions reductions
- What Steps to adopt for different project types
- Timing for "stepping up" between now and 2030
- Transition times & in-stream protection
- Strive for regional homogenization

Policy Context

CleanBC and Roadmap to 2030 and Local Government Act requirements re: GHG Reduction Targets and Reporting





- 50% GHG reduction by 2030 target
- 100% GHG reduction by 2050 target
- 100% Renewable Energy by 2050 target

- 50% GHG reduction by 2030 target
- 100% GHG reduction by 2050 target
- 100% Renewable Energy by 2050 target

Previous Engagement on Step Code

PHASE 1

Baseline Information Gathering & Industry Survey

Summer 2017

Industry & Key Stakeholder Engagement

Oct - Nov 2017

PHASE 2

Option Development and Analysis

Nov - Dec 2017

Key Stakeholder & Public Engagement

Feb - Mar 2018

Review & Refine

Mar - April 2018

Step Code Adoption in Region

CRD municipalities that have adopted Step Code	Adopted Step 3 for Part 9 residential buildings	Have adopted Step 3 for low-rise residential	Have adopted Step 2 for high-rise residential and commercial
Central Saanich	Yes	Yes	Yes
Colwood	Yes	Yes	Yes
North Saanich	Yes*	Yes	?
Oak Bay	Yes	No – Step 2	Yes
Saanich	Yes*	Yes	Yes
Sooke	Yes	Yes	Yes
Victoria	Yes*	Yes	Yes

^{*}Step 2 for small homes/garden suites

Council Direction on Next Steps

Targets and Council Direction:

- Zero Carbon & 100% Renewable Energy by 2050
- 50% GHG emissions reduction by 2030
- Specific direction to adopt highest steps of Step Code and decarbonize new construction
 - Integrate low/zero carbon energy systems into the Step Code approach
 - > By 2025 for residential less than 6 stories
 - By 2027 for greater than 6 stories and commercial

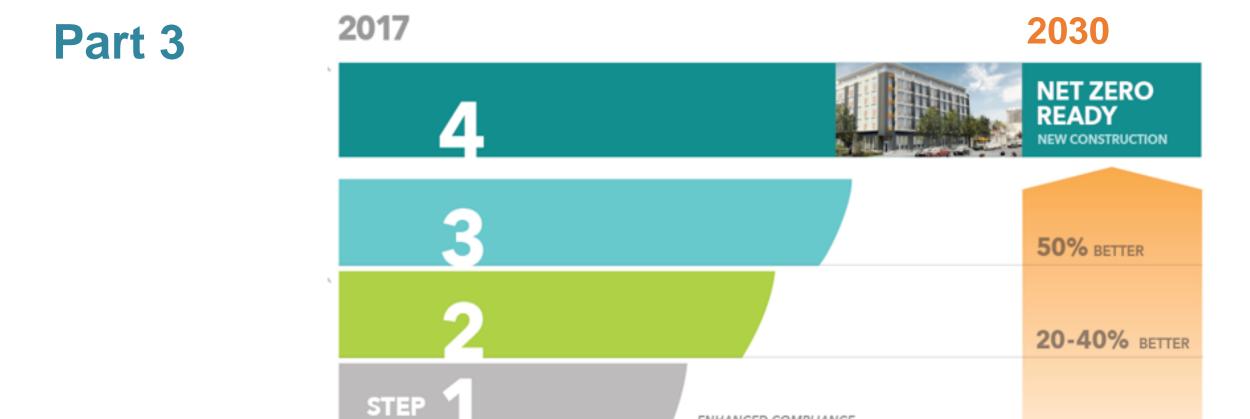






Approach to Step Code Adoption

BC BUILDING CODE



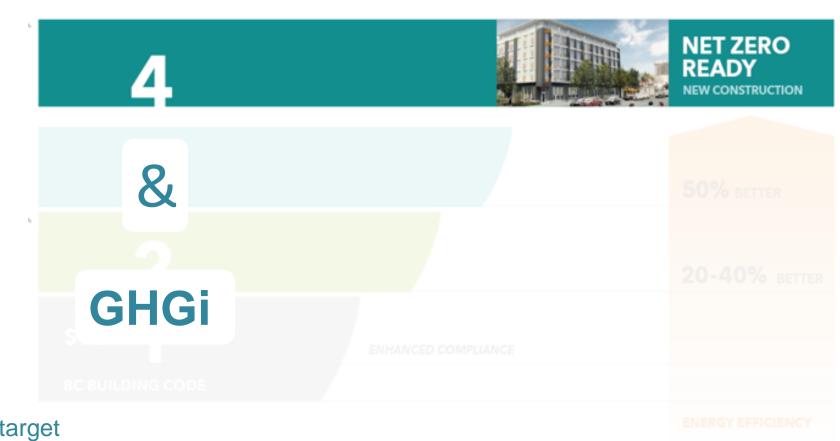
ENHANCED COMPLIANCE

ENERGY EFFICIENCY

Approach to next phase of Step Code Adoption

Part 3

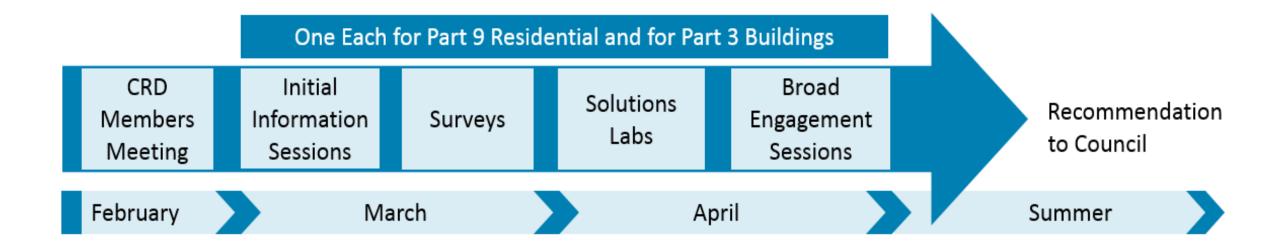
Engagement approach focused on Higher Steps of the Code and/or GHGi requirements



What we are trying to achieve

- 50% GHG reduction by 2030 target
- 100% GHG reduction by 2050 target
- 100% Renewable Energy by 2050 target

Engagement Approach & Timeline



Engagement Survey

Survey:

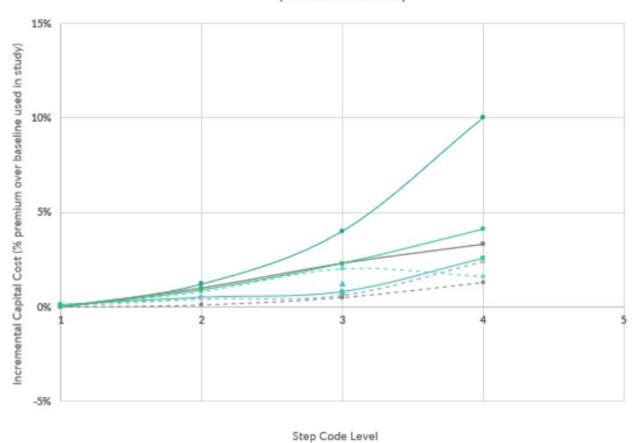
 Available on CRD Website: A link will be distributed to all attendees and made generally available.

Audience:

- local Part 3 and Part 9 industry (Developers, contractors, designers, builders, construction managers, trades, design professionals, energy modelers etc.)
- Purpose: to identify and understand
 - Local industry experience with Step Code and LCES to date
 - Opportunities and challenges with a variety of Step Code and LCES adoption scenarios
 - Additional needs
 - ls supported by an accompanying backgrounder
- Use: Will inform draft adoption scenarios for the next phase of engagement
- Closes: March 27

Step Code Council Costing Study

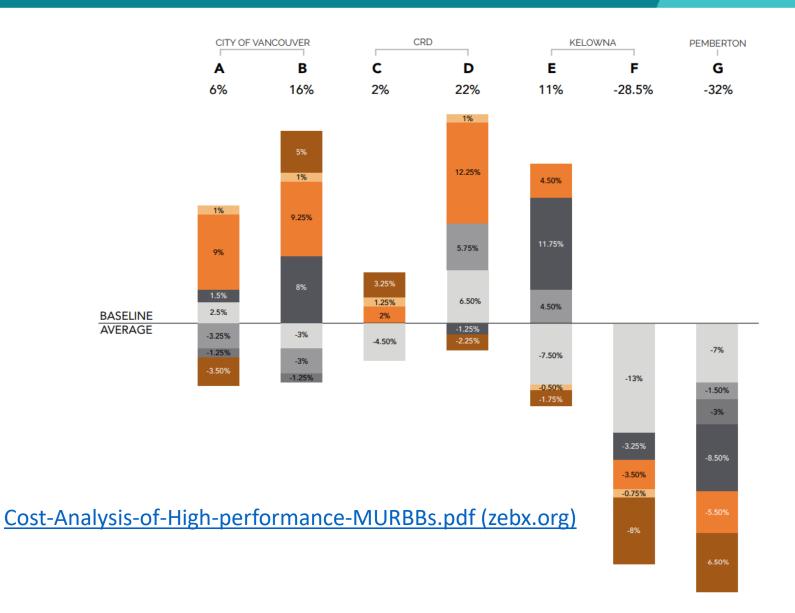
Figure 4: Incremental Capital Cost for Part 3 Buildings (Climate Zones 4 &5)



- * (MIN) City of Richmond Step Code costing info
- * (MIN) City of Surrey Step Code costing info
- ▲ (MIN) City of Vancouver Zero Emissions Building Plan Costing Info
- ▲ (MIN) CoV The Economics of Passive House
- * (MIN) Step Code Metric Report (Original)
- + (MIN) Step Code Metric Report (Updated)
- . (MIN) UBC Study
- • (MIN) CHBA (Central Okanagan)
- ▲ (MIN) CAGBC: Making the Case for Buildings to Zero Carbon
- . (MIN) CHBA (Central Interior)

- --- (MAX) City of Richmond Step Code costing info
- --- (MAX) City of Surrey Step Code costing info
- ▲ (MAX) City of Vancouver Zero Emissions Building Plan Costing Info
- ▲ (MAX) CoV The Economics of Passive House
- ---- (MAX) Step Code Metric Report (Original)
- --- (MAX) Step Code Metric Report (Updated)
- (MAX) UBC Study
- --- (MAX) CHBA (Central Okanagan)
- ▲ (MAX) CAGBC: Making the Case for Buildings to Zero Carbon
- --- (MAX) CHBA (Central Interior)

ZEBx High Performance MURB Study



GENERAL CONDITIONS AND REQUIREMENTS **ELEVATORS BUILDING ENCLOSURE** MECHANICAL SYSTEMS **ELECTRICAL SYSTEMS** INTERIOR **WOOD FRAMING** AND CONCRETE