

DATE OF MEETING September 16, 2019

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**SUBJECT STEP CODE IMPLEMENTATION – ZONING BYLAW SCHEDULE D AND REZONING POLICY**

## **OVERVIEW**

### **Purpose of Report**

To amend Schedule D of “City of Nanaimo Zoning Bylaw 2011 No. 4500” to include amenity points for buildings in compliance with BC Energy Step Code and seek direction to prepare a building energy efficiency rezoning policy.

### **Recommendation**

That:

1. “Zoning Amendment Bylaw 2019 No. 4500.154” (To amend Schedule D of the Zoning Bylaw to modify Category 5 – Energy Management to include reference to the BC Energy Step Code) pass first reading;
2. “Zoning Amendment Bylaw 2019 No. 4500.154” pass second reading; and
3. Council direct Staff to develop a building energy efficiency rezoning policy.

## **BACKGROUND**

On 2018-JUL-09, Council endorsed an implementation strategy for the BC Energy Step Code (the “Step Code”, see Attachment A). The implementation strategy included a recommendation to amend Schedule D of “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) to reward additional amenity points to projects that meet or exceed Step 3 of the Step Code. Additionally, the implementation strategy recommended a rezoning policy to require Step 2 compliance for all new multi-family, mixed-use, and commercial developments. Another recommendation from the implementation strategy, to amend “Building Bylaw 2016 No. 7224” (the “Building Bylaw”) with Step Code requirements, is presented on Council’s agenda under a separate report.

Schedule D of the Zoning Bylaw was created to promote sustainable building practices by rewarding developments that meet or exceed the City’s sustainable amenity criteria with additional density. The current Schedule D was adopted as part of the Zoning Bylaw on 2011-AUG-08 and was updated in 2017. The density bonus schedule currently contains seven different categories and two tiers. Each category contains a list of desirable amenity features, each with a weighted point value and a minimum amount of points needed to achieve the category. The existing categories are:

1. Site Selection and Connectivity
2. Retention of Natural Features
3. Parking and Pedestrian Connectivity
4. Building Materials
5. Energy Management

6. Water Management
7. Social Sustainability

Additional density is awarded within a number of residential and mixed-use zones in two separate tiers. In order to achieve Tier 1, a development must achieve the minimum number of points in three categories. To achieve Tier 2, a development currently needs to meet a minimum number of total points (60).

Category 5 (Energy Management) currently references the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) standard. On 2017-APR-11, the Province of British Columbia adopted the Step Code, a voluntary compliance path as set out in Subsections 9.36.6 and 10.2.3 of the BC Building Code (BCBC). The Step Code establishes performance steps for new construction projects to take toward the target of net-zero-energy-ready construction by 2032. The Step Code was adopted to create a performance-based building energy efficiency standard for the Province and, as such, references to other energy standards such as ASHRAE should be replaced with references to the Step Code.

The Step Code was also created to help local governments incentivize or require a level of energy efficiency in new construction that goes above and beyond the base requirements of the BCBC.

The Step Code applies to new construction in buildings for both Part 3 (large and complex buildings) and Part 9 (houses and small buildings).

For Part 3 buildings, the Step Code includes the following four steps:

Step	Energy Performance Improvement (% better than BCBC)	
	Wood Frame Residential	Concrete Residential
1	Enhanced compliance with BCBC*	
2	10 to 20%	20 to 40%
3	20 to 30%	50%
4	Net Zero Ready/ Passive House	

For Part 9 buildings the Step Code includes the following five steps:

Step	Energy Performance Improvement (% better than BCBC)
1	Enhanced compliance with BCBC*
2	10%
3	20%
4	40%
5	Net Zero Ready/ Passive House

\* "Enhanced compliance with BCBC" refers to the same construction methods as the current BCBC, but with additional measurements for energy efficiency.

In addition to the above-noted changes, the proposed "Zoning Amendment Bylaw 2019 No. 4500.154" (the "Amendment Bylaw") will also replace the reference to Forestry Stewardship Council (FSC) wood within Category 4 - Building Materials with a broader reference to include

other accepted sustainable forestry wood standards, such as the Sustainable Forestry Initiative (SFI) and the Canadian Standards Association – Sustainable Forest Management Standard (CSA- SFM). Applicants and suppliers have advised FSC-certified wood is not always available on Vancouver Island and other sustainable forestry standards are more common.

Step Code implementation is consistent with and works towards the City’s Community Sustainable Action Plan.

**DISCUSSION**

The proposed Amendment Bylaw, if adopted, will replace the current Category 5 - Energy Management of Schedule D with a revised category that references the Step Code. As outlined in Attachment C, Schedule D amenity points will be awarded for developments that exceed the Building Bylaw requirement by one step (10 points), exceed the Building Bylaw requirement by two steps (15 points), and meet the highest steps of the Step Code (30 points). A greater number of points are proposed for projects that meet the highest steps of the Step Code, as these steps are significantly more difficult to achieve. Points will not be awarded for Step 1 as there is a concurrent proposed amendment to the Building Bylaw to require Step 1 for all new construction within six months of adoption of the Building Bylaw amendment.

The Step Code Implementation Strategy recommended awarding bonus points where projects achieved Step 3 or greater. The proposed Amendment Bylaw also includes bonus points for projects achieving Step 2 as an interim measure to help incentivize greater energy efficiency and to familiarize developers with Step 2 requirements prior to becoming the standard in 2021 for Part 9 buildings and 2022 for Part 3 buildings.

Should Council adopt both the Building Bylaw and Zoning Bylaw amendments regarding Step Code implementation, the additional Schedule D amenity points will be awarded as shown in the tables below:

**For Part 3 buildings**

Step	At adoption of Building Bylaw amendment	6 months following Building Bylaw amendment	As of 2021-JAN-01	As of 2022-JAN-01
1	0 points	0 points (required)	0 points (required)	0 points (required)
2	10 points	10 points	10 points	0 points (required)
3	15 points	15 points	15 points	10 points
4	30 points	30 points	30 points	30 points

### For Part 9 buildings

Step	At adoption of Building Bylaw amendment	6 months following Building Bylaw amendment	As of 2021-JAN-01	As of 2022-JAN-01
1	0 points	0 points (required)	0 points (required)	0 points (required)
2	10 points	10 points	0 points (required)	0 points (required)
3	15 points	15 points	10 points	0 points (required)
4	30 points	30 points	30 points	30 points
5	30 points	30 points	30 points	30 points

As part of the proposed amendment, the total number of Schedule D points required to achieve Tier 2 density will be changed from 60 to 65, to reflect the greater number of achievable points.

The Step Code Implementation Strategy included a recommendation that a rezoning policy be put into the Official Community Plan (OCP) in 2019 to require all rezoning applications for multi-family, mixed-use, or commercial buildings to enter into a restrictive covenant, ensuring Step 2 compliance at the time of building and development permit issuance.

In the interest of meeting the 2019 target for adoption of a rezoning building energy efficiency policy, it is recommended Council consider adoption of a Council policy as interim measure at this time, with the OCP policy contemplated in the Step Code Implementation Strategy to be considered through the OCP review process. Should Council direct Staff to prepare a building energy efficiency rezoning policy, consultation with building industry stakeholders could take place at building energy efficiency workshops planned for fall 2019, with an anticipated return of a draft policy for Council’s consideration before year-end.

### OPTIONS

1. That:
  1. “Zoning Amendment Bylaw 2019 No. 4500.154” (To amend Schedule D of the Zoning Bylaw to modify Category 5 – Energy Management to include reference to the BC Energy Step Code) pass first reading;
  2. “Zoning Amendment Bylaw 2019 No. 4500.154” pass second reading; and
  3. Council direct Staff to develop an energy efficiency rezoning policy.
    - Advantages: The proposed Amendment Bylaw will implement a recommendation of the BC Energy Step Code Implementation Strategy, recognize the Provincial Step Code as the City’s building energy standard, and encourage more energy-efficient building design. Adopting Step Code requirements within Schedule D will ensure the City is using the same energy efficiency standard as other municipalities within the province and ensure greater familiarity with the standards among builders working in multiple jurisdictions.
    - Disadvantages: The proposed amendment may result in a minor additional cost for developments to achieve Category 5 of Schedule D in order to be permitted additional density, but will also prepare builders for what will eventually become the standard over time. The Step Code does not apply to all building types and, as such, may limit building projects that can achieve Category 5 of Schedule D;

however, Schedule D does apply to the majority of building types that require additional density.

2. That Council deny “Zoning Amendment Bylaw 2019 No. 4500.154” and maintain Schedule D as currently written.
  - Advantages: Maintains status quo and will not result in additional requirements or design changes for future developments.
  - Disadvantages: The Step Code is intended to be a universal Provincial standard. Not adopting the Step Code within Schedule D will result in the City not being compliant with Provincial standards or the Council-endorsed BC Energy Step Code Implementation Strategy.
3. That Council deny support of “Zoning Amendment Bylaw 2019 No. 4500.154” as written and direct Staff to prepare a zoning amendment bylaw that only awards development with amenity points where the development meets or exceeds Step 3 of the Step Code.
  - Advantages: Given the City’s Building Bylaw will require all new Part 9 buildings to achieve Step 2 by 2021, not including Step 2 within Schedule D will ensure amenity points are not offered for what will become a Building Bylaw requirement. Only awarding a higher standard may encourage more energy-efficient buildings.
  - Disadvantages: Not including Step 2 within Schedule D will result in an increased cost for developers seeking additional density through Category 5 of Schedule D. In particular, this may affect in-stream applications in which the applicant is proposing to exceed the current ASHRAE standard in order to achieve the minimum points necessary to meet Category 5 of Schedule D. |

### **SUMMARY POINTS**

- The Step Code was adopted by the Province on 2017-APR-11. The Step Code establishes a set of progressive energy performance steps for new construction projects.
- Schedule D of the Zoning Bylaw rewards developments that meet or exceed the City’s sustainable amenity criteria with additional density.
- If adopted, the proposed Amendment Bylaw will amend Schedule D of the Zoning Bylaw to include amenity points for buildings meeting the Step Code requirements.
- A policy stating Council’s position on building energy efficiency targets through rezoning applications can be drafted and brought forward for Council’s consideration before year-end following consultation with industry stakeholders.

### **ATTACHMENTS:**

- ATTACHMENT A: BC Energy Step Code Implementation Strategy  
ATTACHMENT B: Existing Schedule D – Category 5 Table  
ATTACHMENT C: Proposed Schedule D – Category 5 Table  
“Zoning Amendment Bylaw 2019 No. 4500.154” |

**Submitted by:**

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**Concurrence by:**

Jeremy Holm  
Director, Development Approvals

Dale Lindsay  
General Manager, Development Services

# ATTACHMENT A

## BC ENERGY STEP CODE IMPLEMENTATION STRATEGY

The proposed implementation strategy is as follows:

### **2018**

- Inform Council and seek direction to pursue step code implementation strategy.
- Continue working with regional partners to coordinate a regional approach to step code implementation and support industry/public engagement.
- Continue supporting the Real Estate Energy Efficiency Program (REEP) program and consider expanding the program to include home builders for 2019.
- Provide support for regional step code workshops and seminars with the Regional District of Nanaimo.
- Implement a home energy rebate program. The program will promote energy efficiency within new and existing buildings and support the implementation of the BC Energy Step Code. The program is to provide homeowners with a \$150 rebate for an initial home energy assessment conducted by a certified energy advisor. Homeowners who achieve Step Two or higher will be offered an additional rebate.
- Amend Schedule D (Amenity Requirements for Additional Density) of the Zoning Bylaw to reward additional amenity points to projects that meet or exceed Step Three.
- Draft a Building Bylaw that requires Step One compliance to become effective one year from adoption.

### **2019**

- Support continuing education to support step code implementation.
- Create rezoning policy within the Official Community Plan that requires all rezoning applications for multiple-family, mixed-use, or commercial buildings to enter into a restrictive covenant that requires Step Two compliance at the time of development and building permit.
- Implement Step One code compliance. All new construction (Parts 9 and 3) will require a home energy assessment conducted by a certified energy advisor (Step One).
- Subject to funding approval, restrict energy rebate incentive to existing homes.
- Continue to work with the realtor community and support the REEP program.

### **2020**

- Subject to funding approval, support continuing education to support step code implementation.
- Subject to funding approval, restrict energy rebate incentive to existing homes.
- Continue to work with the realtor community and support the REEP Program.
- Monitor rezoning policy and report to Council one year after implementation date.

## ATTACHMENT B EXISTING SCHEDULE D - CATEGORY 5 ENERGY MANAGEMENT REQUIREMENTS

Category 5: Energy Management (6 points required)

Amenity		Points
A	<p>The project developer has provided all of the following:</p> <ul style="list-style-type: none"> <li>a) letter from a mechanical engineer or equivalent consultant stating that the project exceeds the ASHRAE 90.1 2010 Energy Standard by 5% or more; and</li> <li>b) letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above to the satisfaction of the Manager of Building Inspections or designate.</li> </ul>	5
B	<p>The proposed developed is certified as a PassiveHouse by the Passive House Institute and meets the following standards:</p> <ul style="list-style-type: none"> <li>• yearly heating demand <math>\leq 15</math> kWh or peak heat demand <math>\leq 10</math> W/m<sup>2</sup></li> <li>• yearly cooling demand <math>\leq 15</math> kWh</li> <li>• building air tightness <math>\leq 0.6</math> ACH @50</li> <li>• excess temp frequency <math>\leq 10\%</math></li> <li>• primary energy demand <math>\leq 120</math> kWh</li> </ul>	10
C	<p>The development includes permanent education signage or display(s) regarding sustainable energy management practices used on site.</p>	1
Total		16



**ATTACHMENT C  
PROPOSED SCHEDULE D – CATEGORY 5  
ENERGY MANAGEMENT REQUIREMENTS**

Category 5: Energy Management (11 points required)

Amenity		Points
A	The proposed development meets at least the requirements of Step 2 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by one step.*	10
B	The proposed development meets at least the requirements of Step 3 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by two steps.*	15
C	The proposed development is considered a Part 3 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 (Net Zero Ready) within the BC Energy Step Code; or  The proposed development is considered a Part 9 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 or 5 within the BC Energy Step Code.*	30
D	The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite.	1
Total		56

\* Points will be awarded for only one of A, B, or C.

CITY OF NANAIMO

BYLAW NO. 4500.154

A BYLAW TO AMEND THE "CITY OF NANAIMO ZONING BYLAW 2011 NO. 4500"

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WHEREAS the Council may zone land, by bylaw, pursuant to Sections 464, 465, 469, 477, 479, 480, 481, 482, and 548 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "Zoning Amendment Bylaw 2019 No. 4500.154".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

By deleting "Schedule D - Amenity Requirements for Additional Density" and replacing it with the Schedule '1' attached to this Bylaw.

PASSED FIRST READING: \_\_\_\_\_

PASSED SECOND READING: \_\_\_\_\_

PUBLIC HEARING HELD: \_\_\_\_\_

PASSED THIRD READING: \_\_\_\_\_

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

File: ZA1-23

Address: N/A

# Schedule 1

## Schedule D

### Amenity Requirements for Additional Density

In order for a development to include the additional Tier 1 density provided for within this Bylaw, the proposed development must achieve sufficient minimum points required in at least three of the categories set out in the following table which allocates points for amenities, affordable housing and the location of the development.

In order for a development to include the additional Tier 2 density provided for within this Bylaw, the proposed development must achieve at total of 65 or more points set out in the following table which allocates points for amenities, affordable housing and the location of the development.

#### Category 1: Site Selection (10 points required)

Amenity		Points
A	The proposed development is located on a brownfield site.	5
B	The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks.	3
C	The proposed development is located within 200m of a park or trail network.	1
D	The proposed development is located within 400m of any of the following: <ul style="list-style-type: none"> <li>• retail store;</li> <li>• daycare facility;</li> <li>• Nanaimo Regional District transit bus stop;</li> <li>• any PRC (Parks, Recreation and Culture)-zoned property; and / or</li> <li>• a CS-1 (Community Service One)-zoned property.</li> </ul>	1 point each
E	The proposed development will add any of the following amenities on the site, or immediately adjacent to the site, as part of the proposed development: <ul style="list-style-type: none"> <li>• retail store or public market;</li> <li>• daycare facility;</li> <li>• Nanaimo Regional District transit bus stop;</li> <li>• any PRC (Parks, Recreation and Culture)-zoned property;</li> <li>• a CS-1 (Community Service One)-zoned property; and / or</li> <li>• public art.</li> </ul>	1 point each
<b>Total</b>		<b>20</b>

Category 2: Retention and Restoration of Natural Features (8 points required)

Amenity		Points
A	The proposed development includes an Environmentally Sensitive Area (ESA), as identified on Map 2 of the City's Official Community Plan and includes at least a 15m natural area buffer around the ESA.	2
B	The property includes the retention of natural vegetation, trees, shrubs, and under storey for a contiguous area that is equal to or greater than 15% of the property area, exclusive of the required watercourse leavestrip or environmentally-sensitive area buffer.	3
C	The proposed development includes at least 50% retention of natural soils.	1
D	The subject property includes at least one significant tree and the proposed development will not result in the loss of any trees included on the list of significant trees within the City of Nanaimo's Management and Protection of Trees Bylaw.	2
E	The proposed development includes street trees.	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm.	1
G	Post development, the total amount of trees on the property, or adjacent road right-of-way or public space is at least 20% more than the number of trees on the property before development.	2
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces.	3
I	The development includes permanent educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site.	1
Total		16

Category 3: Parking and Sustainable Transportation (10 points required)

Amenity		Points
A	Long-term protected bicycle storage is provided and shower and change room facilities are provided to accommodate building employees where applicable.	3
B	At least one parking space is clearly marked and designated for the exclusive use of a vehicle belonging to a car share or car co-op.	1
C	The developer purchases a new car and gifts the car to a recognized car share provider for the inclusion of a car share space on the subject property.	4
D	The parking area within the proposed development includes at least one electric vehicle charging station.	1
E	A minimum of 80% of the total parking area is located underground or in a parking structure incorporated into the design of the building.	4
F	The proposed development includes covered and designated parking spaces for a motorized scooter or plug-in for an electronic bicycle or electric scooter, or a designated motorcycle parking space to accommodate the following number of spaces: <ul style="list-style-type: none"> <li>a) multiple-family residential developments: 1 motorized scooter or motorcycle space per 15 dwelling units; and</li> <li>b) non-residential uses: 1 motorized scooter or motorcycle space per 600m<sup>2</sup> of Gross Floor Area for the first 5000m<sup>2</sup> plus one space per 1500m<sup>2</sup> of additional Gross Floor Area; and</li> <li>a) a minimum of one electronic plug-in is provided to accommodate at least one electric scooter or electronic bicycle.</li> </ul>	2
G	A pedestrian network is included in the proposed development that connects the buildings on the site with the public road right-of-way, and the pedestrian network from the adjacent site to which there is access by perpetual easement or right-of-way, provided the City agrees to accept the right-of-way.	2
H	Parking does not exceed minimum parking requirements within the City's Development Parking Regulations Bylaw.	2
I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area.	1
Total		20

Category 4: Building Materials (8 points required)

Amenity		Points
A	Wood is the primary building material.	1
B	The proposed development uses salvaged, refurbished or reused materials; the sum of which constitutes at least 10% of the total value of materials on the project.	2
C	At least 50% of all wood products used in construction are certified by the Forest Stewardship Council (FSC), the Sustainable Forestry Initiative (SFI), the Canadian Standards Association – Sustainable Forest Management Standard (CSA-SFM), or recognized equivalent.	3
D	The proposed development uses materials with recycled content such that the sum of the postconsumer recycled material constitutes at least 25%, based on costs, of the total value of the materials in the project.	2
E	The project developer has submitted a construction and waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted onsite or comingled.	2
F	At least 75% of the materials used in construction are renewable resources.	2
G	The property includes an existing building and at least 75% of existing building structure or shell is retained.	3
H	The development includes permanent educational signage or display(s) regarding the sustainable use of building materials used during construction of the project.	1
Total		16

Category 5: Energy Management (11 points required)

Amenity		Points
A	The proposed development meets at least the requirements of Step 2 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by one step.*	10
B	The proposed development meets at least the requirements of Step 3 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by two steps.*	15
C	The proposed development is considered a Part 3 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 (Net Zero Ready) within the BC Energy Step Code; or The proposed development is considered a Part 9 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 or 5 within the BC Energy Step Code.*	30
D	The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite.	1
Total		56

\* Points will be awarded for only one of A, B, or C.

Category 6: Water Management (8 points required)

Amenity		Points
A	At least 50% of the property is covered with a permeable surface area which may include a green roof.	2
B	The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard.	2
C	A green roof is installed to a minimum 30% of the roof area.	3
D	A living wall is installed to cover at least 10% of the total available wall area for the proposed project.	2
E	A non-potable irrigation system is installed and used for all on-site irrigation.	3
F	A water efficient irrigation system (such as drip) is installed.	1
G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property.	2
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site.	1
Total		16

Category 7: Social and Cultural Sustainability (10 points required)

Amenity		Points
A	At least 10% of the residential dwelling units within a building are no greater than 29m <sup>2</sup> in area.	1
B	At least 10% of the residential dwelling units meet all the accessibility requirements within the <i>British Columbia Building Code 2012 (BCBC)</i> or any subsequent Act or Acts which may be enacted in substitution therefore.	3
C	The developer agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that at least 50% of all residential units shall not be stratified or sold independently for at least ten years after the building receives final occupancy.	3
D	The developer enters into a Housing Agreement with the City of Nanaimo to ensure that at least 10% of residential units sold will be sold for at least 20% less than the medium sell price for condos (apartment), as provided by the Vancouver Island Real Estate Board for the current year, and cannot be sold for greater than the original sale price for a period of ten years. The Gross Floor Area of the units provided for within the Housing Agreement must be greater than 29m <sup>2</sup> in area.	4
E	The developer enters into a Housing Agreement with the City of Nanaimo to ensure that where the residential units are subdivided under the <i>Strata Property Act</i> or otherwise sold separately, the strata corporation will not place restrictions which prevent the rental of individual residential units.	2
F	A permanent public art feature is included on the site in accordance with the City's Community Plan for Public Art.	2
G	A children's play area is provided.	1
H	A dedicated garden space is provided to building residents and/or members of the community in which users are given the opportunity to garden.	1
I	The development site includes permanent heritage interpretive signage or heritage building elements where relevant.	1
J	The development protects and rehabilitates heritage buildings or structures, archaeological resources and cultural landscapes considered to have historical value by the City.	3
Total		21

165 points total



## Definitions

**BC Energy Step Code:** means a voluntary Provincial standard enacted in April 2017 that provides an incremental and consistent approach to achieving more energy-efficient buildings that go beyond the requirements of the base BC Building Code.

**Brownfield Site:** means a previously commercial or industrial property that is abandoned, idled, or underused, where expansion or redevelopment is complicated by environmental contamination.

**Carpool Parking Space:** means a parking space clearly marked and designated for the exclusive use of a vehicle used to carry two or more people commuting to the same location.

**Electric Vehicle Charging Station:** means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

**Non-potable Irrigation System:** means a system used for providing water to plants that uses water that has not been examined, properly treated, and not approved by appropriate authorities as being safe for consumption.

**Pedestrian Network:** means a pedestrian trail or series of pedestrian trails that connect a developed property with an adjacent property.

**Permeable Surface Area:** means any surface consisting of a material that can provide for storm water infiltration.

(4500.103; 2017-JUL-10)