

The City of Courtenay recognizes, with respect, the Traditional Territories and unceded lands in which we live, work, and play within. We acknowledge and thank the K'ómoks First Nation and the traditional keepers of there land – who have stewarded the Territory since time immemorial.

In the spirit of reconciliation, the City of Courtenay makes this land acknowledgment to raise awareness of ongoing Indigenous presence and land rights in the territory that includes and encompasses Courtenay. It invites us – a settler government – to reflect on how we might be perpetuating colonial processes that are ongoing and from which we have benefited, as well as the changes we will make to honour the Indigenous peoples and their lands that we inhabit.

Agenda

1. Introductions
2. Development Services workplan
3. Downtown Vitalisation – Project Update
4. Official Community Plan (OCP) – Project Update
5. Zoning Bylaw – Project Update
6. Development Procedures Bylaw update
7. Development Stats
8. Subdivision & Development Servicing (SDS) Bylaw – Update
9. Development Cost Charges (DCC) Bylaw – Update & Discussion
10. Zero Carbon Step Code – Update
11. Next Meeting, Q&A

Project	Purpose	Quarter(s)
OCP Update	20 years housing, including Housing Action Plan, review of all DPs	<i>Revised</i> 2025 Q1- 2026 Q1
Zoning Bylaw Phase 1	Housekeeping	<i>Revised</i> 2025 Q4
Zoning Bylaw Phase 2	Pre-zoning to align with OCP for 20 years housing, inclusionary zoning, density benefits (bonus)	<i>Revised</i> 2026 Q2
Short Term Rentals	Zoning, Business License, municipal ticketing & enforcement	Completed 2025 Q2
Downtown Vitalization Local Area Plan	Implementation focus on: <ul style="list-style-type: none"> • Encourage residential and commercial growth • Bring civic spaces to life • Strengthen connections 	<i>Revised</i> 2024 Q4 to 2025 Q4
Urban Forest Strategy	Targeted review: <ul style="list-style-type: none"> • LiDAR update • Internal collaboration • Public education and communication including voucher program • Green industry partners 	<i>Postponed</i> 2026
Tree Bylaw	Targeted review: clarity, resolve internal conflicts, internal monitoring	<i>Revised</i> 2025 Q4
Sign Bylaw	Targeted review to allow more permitted signs in certain large development contexts	<i>Postponed</i>
Liquor licensing & telecommunications policies	<ul style="list-style-type: none"> • Procedural clarity on liquor licensing referrals, delegation of. • Land use and procedural clarity on telecommunications towers. 	Completed 2025 Q1-Q2

Project	Purpose	Quarter(s)
DCC/ACC Bylaws	Align with capital projects. ACC bylaw to replace CACs.	<i>Revised</i> 2025 Q1-Q4
Subdivision and Development Servicing Bylaw	Phase 1: Administrative bylaw update. Phase 2: Review and update of supplemental design standards in 2026	Ph1 <i>Revised</i> 2025 Q3. Ph 2 2026
Floodplain Bylaw	To reflect Flood Management Plan	<i>Postponed</i>
Building Bylaw	Zero Carbon Step Code	Q2-Q3
Business License Bylaw	Full review	<i>Revised</i> 2025 Q4
Processing improvements	<ul style="list-style-type: none"> Smart forms, internal file software management, templates, referrals, training Development Procedures Bylaw and Fee Schedule amendments 	Ongoing Procedures Bylaw Amendments 2025 Q3
RGS review and action plans	Regional housing, climate action, active transportation, etc.	Ongoing

Downtown Vitalization Local Area Plan

Implementation strategy to support growth, bring civic spaces to life and strengthen connections to, within and around the DT

PLANNING DISTRICTS



HARMSTON PARK | SWOT ANALYSIS



DENSITY AND DEVELOPMENT

Height, Scale, and Built Form

These approaches explore opportunities for increased density, height, and mixed-use development in key areas of the Downtown Courtenay DVLAP study area. The level of density and height increases from Approach 1 - 3, creating more opportunities for housing, businesses, and community life.



APPROACH 1 — CURRENT OCP

Approach 1 follows most closely the vision established in the Official Community Plan in which low-rise buildings are along 5th Street and adjacent urban neighbourhood areas, and where mid- and high-rise buildings are considered for only select areas of the Downtown.



APPROACH 2 — HOUSING NEEDS FOCUS (TO 2041)

Approach 2 would allow for more housing needs to be accommodated in the Downtown, while still maintaining low-rise buildings along 5th Street and within the Riverside district south of the 5th Street Bridge.



APPROACH 3 — ROOM TO GROW (BEYOND 2041)

Approach 3 looks even further into the future, beyond 2041, with a revised vision of a more urban Downtown with higher densities throughout most of the planning area.

Old Orchard Heritage Interface: The Old Orchard neighbourhood has some of the oldest settler homes in Courtenay and is an area known for its heritage character. The neighbourhood does not have formal heritage protection status, however there is potential for official Heritage Conservation Area designation for the neighbourhood which will be explored through the Official Community Plan update process happening later this year. Heritage Conservation designation would mean that a Heritage Alteration Permit could be required for any renovations or additions to designated buildings.

PLACEMAKING

Parks, Plazas, and Public Space

Context

Downtown Courtenay includes valued parks, plazas, and public spaces — but many are aging, underused, or ready for renewal. The DVLAP offers an opportunity to reimagine these spaces to better support residents, workers, visitors, and businesses.

Building on the **Parks and Recreation Master Plan (PRMP, 2019)**, the plan will explore ways to activate public spaces as gathering places that reflect Courtenay's identity and support community life.

Opportunities for New Parks

The PRMP highlights a lack of park space in the Downtown and recommends a new neighbourhood park in the Old Orchard area. It also identifies a need for improved trail connections along the riverfront and more recreational amenities and gathering places near the water. The DVLAP will consider these gaps and opportunities as part of a broader public space strategy.



Harmston Park

Harmston Park is a key public asset with potential to become a vibrant community destination. The DVLAP will explore design and programming to enhance its role as a welcoming, multi-use space.



Strengthening Downtown Plazas

Several Important Downtown plazas are being explored for potential Improvements, including Duncan Commons and Mews, the Cultural Plaza between Native Sons Hall and Sid Williams Theatre, and the Courthouse Plaza. Enhancements could include new seating, landscaping, public art, lighting, and creating flexible spaces community events.

Improvements to Riverside Park and the riverfront area will also be considered as part of broader placemaking strategies.

Upgraded plazas will help create a more comfortable, active Downtown experience and support local businesses.

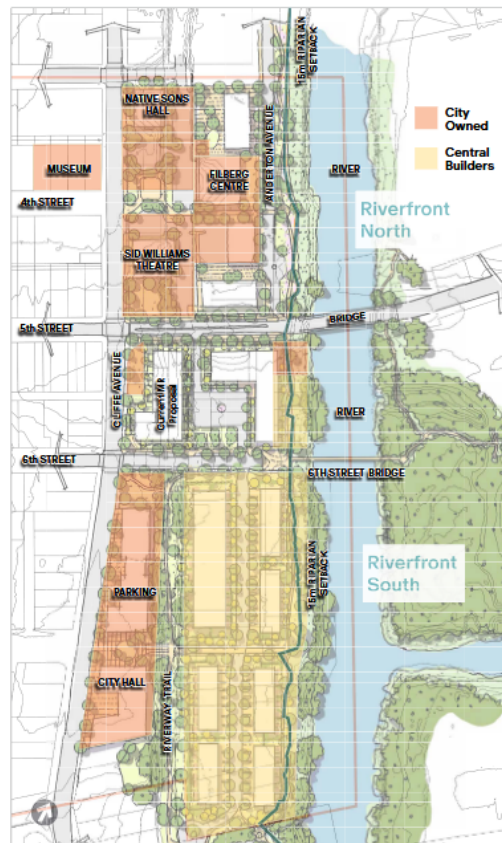
Street Market Options

As part of the DVLAP, the City will explore options for a future Downtown location that supports the needs of street markets.

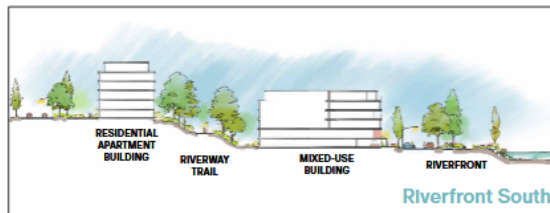
Potential locations being considered include 5th Street or a revitalized Harmston Park, offering better space, access, and visibility for vendors and visitors.

RIVERFRONT

Reimagining Public Life Along the Water



For Illustrative Purposes Only



Placemaking is at the core of the riverfront revitalization—shaping the area not just as a corridor, but as a destination for community life, recreation, and cultural expression. The concepts shown here are early ideas to spark conversation. They explore how we might create meaningful spaces that connect people with the river and with each other. We want to hear your thoughts as we shape the vision together.

Riverfront North

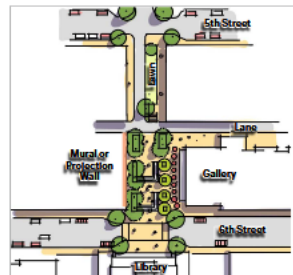
Flood protection and shoreline restoration activities are currently being explored along the north section of the Riverfront and will be presented in the future. With these priorities in mind, this area focuses on enhancing connectivity and recreation through pedestrian pathways, green spaces, and gathering areas. The concepts also aim to strengthen the relationship between the river and nearby neighbourhoods, offering spaces for both active and passive use.

Riverfront South

The south section includes land owned by Central Builders and the City, allowing for potential coordinated redevelopment. Accounting for flood risk and riverbank restoration, planning here focuses on development in less sensitive areas. Concepts include mixed-use development with retail, cultural, and recreational amenities or a more residential approach with public parks and gathering spaces. Both aim to create a vibrant, urban waterfront that complements the natural setting.

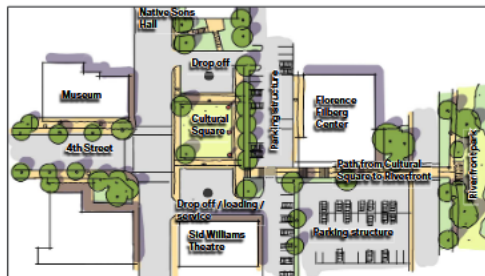
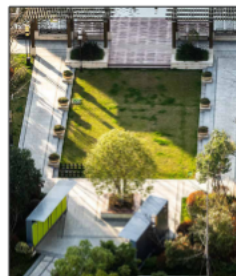
DOWNTOWN CORE

Public Spaces | Parks and Plazas



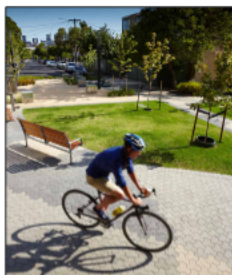
Duncan Commons and Mews

- Builds on the Playbook's vision for a public gathering space at 6th Street and Duncan Avenue.
- Sloped site requires a stepped or terraced design approach
- Creates a series of 'outdoor rooms' or terraces.
- Functions as an outdoor extension of the Gallery and Library.
- Focus on art installations, sculptures, murals, and quiet reading spaces.
- Includes permanent furniture for individuals and small groups to read or socialize in a green urban setting.



Cultural Square

- Establishes a meaningful eastern terminus to 4th Street.
- Serves as a focal gathering space in the cultural heart of Downtown.
- Highlights and celebrates local arts and culture.
- Acts as a key connection point between Downtown, the Cultural Square, and the new Riverfront experience.
- Potential for a new public parking structure between the Filberg Centre and the Square to support downtown parking needs, which could be delivered alongside the Square and Riverfront path improvements.

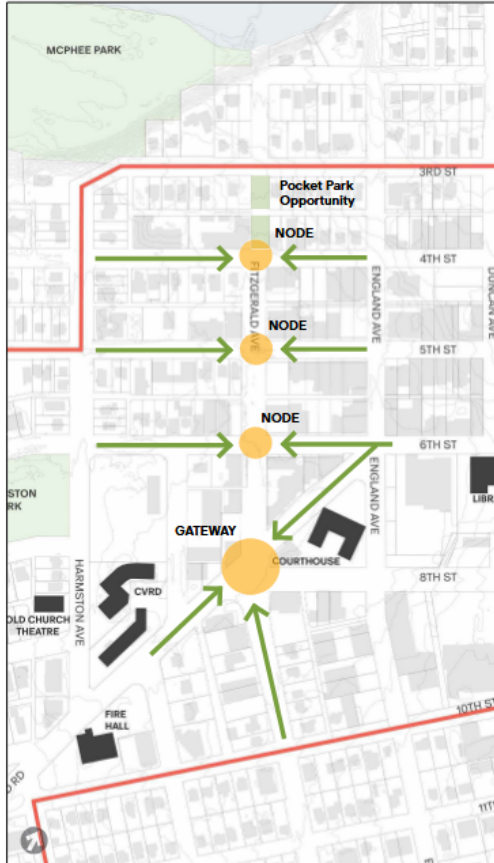
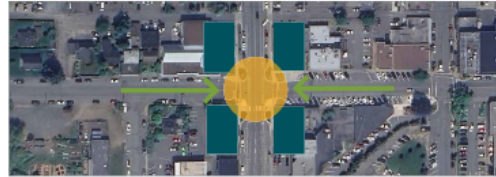


Courthouse Transit Plaza

- Creates a meaningful gathering space in front of the Courthouse at the key junction of Cumberland Road, 6th Street, and England Avenue.
- Extends the Cumberland corridor with a new bike and pedestrian pathway and enhanced green space along the diagonal street.
- Connects directly to the new plaza and Transit Loop.
- Requires coordination and engagement with the Province to improve the open space.

FITZGERALD

A Key Corridor



Fitzgerald Avenue: A Gateway and Gathering Corridor

Fitzgerald Avenue plays a vital role as a gateway and connector between Downtown and the Harmston Park District. While recent active transportation upgrades and defined bike lanes have improved mobility, the corridor's width and surrounding built form still give it the feel of a dividing line.

With its potential as a walkable, mixed-use corridor, Fitzgerald can evolve into a more welcoming, people-oriented space that supports movement and destination.

Key nodes or Intersections, particularly at 4th, 5th, 6th Streets and Cumberland Road — present strong opportunities to unify adjacent districts as well as establish Fitzgerald's own unique identity.

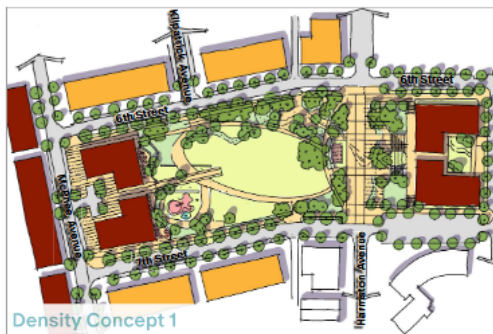
Emerging design and development ideas include:

- Reinforcing Intersections as nodes of activity and density.
- Focusing elevated density on Fitzgerald Avenue to support the Frequent Transit Network and increased transit ridership.
- Encouraging ground-floor commercial on all four corners.
- Utilizing the flat character of Fitzgerald to support commercial uses.
- Using built form to frame intersections as 'outdoor rooms'.
- Supporting density and mixed-use development at key nodes.
- Enhancing landscaping and private realm improvements to draw people along the corridor and through each node.

Together, these strategies could transform Fitzgerald from a dividing edge into an active spine — linking Downtown and Harmston Park through movement, placemaking, and street-level vibrancy.

HARMSTON PARK

Form and Scale

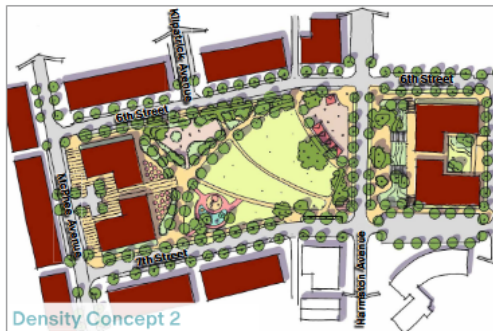


These two concepts explore potential density approaches surrounding Harmston Park.

Density Concept 1 - Four Storeys with Limited Commercial

This concept proposes a consistent four-storey building form around Harmston Park and along McPhee Avenue.

Commercial uses would be limited to buildings fronting the park and McPhee Avenue, encouraging casual activation without overwhelming the area. The added residential density would help animate the park and offer housing close to valuable community amenities.



Density Concept 2 - Six Storey Mixed Use

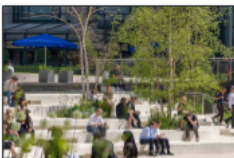
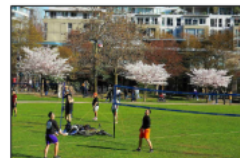
This concept introduces six-storey mixed-use buildings surrounding Harmston Park.

Ground floors would feature commercial uses throughout, activating the park edges and bringing shops and services closer to residents.

Higher density supports a wider range of amenities, helps build a stronger sense of community, and can reduce car-dependency when part of a mixed use complete neighbourhood

Please note: The massing model illustrations show where added height and density could be supported—they do not represent the final built form.

- Residential
- Mixed-Use Commercial and Residential



Downtown Vitalization Local Area Plan

Timeline

- ✓

Downtown Local Area Plan boundaries endorsed by Council
July 2024
- ✓

Communication Strategy and Workplan endorsed by Council
October 2024
- ✓

Downtown SWOT analysis finalized
December 2024
- ✓

Phase 1 meetings with downtown organizations and interest-holders
January 2025
- ✓

Launch Engage Comox Valley webpage
February 2025
- ✓

Design Framework drafted for input
April 2025
- ✓

Phase 2 community open house
May 2025
- ✓

Phase 2 meetings with downtown organizations and interest-holders
May 2025
- ✓

Phase 2 public survey
May 2025
- ☆

Phase 2 engagement summary report
September 2025
- ☆

Draft Downtown Local Area Plan
Fall 2025
- ☆

Phase 3 community open house
Fall 2025
- ☆

Phase 3 meetings with downtown organizations and interest-holders
Fall 2025
- ☆

Phase 3 engagement summary report
Fall 2025
- ☆

Final Downtown Vitalization Local Area Plan
Fall 2025



Comox Valley Regional District

Join the conversation on projects within the Comox Valley Regional District.

[Learn more!](#) >



City of Courtenay

The City of Courtenay is committed to improving community engagement to make sure all voices are heard and valued. Join the conversation.

[Learn more!](#) >



Town of Comox

Comox Chats!
Welcome to the Town of Comox online engagement page. We look forward to hearing your thoughts and opinions. Through this platform, you will learn more about upcoming Town projects or initiatives in a convenient location and available 24/7. Begin chatting with us and see how easy it is to be part of the conversation.

[Learn more!](#) >



Village of Cumberland

Connect to participate in shaping Village projects and initiatives.



Comox Strathcona Waste Management Service

Engage on projects within the Comox Strathcona Waste Management Service area.



Experience Comox Valley

Engage with Experience Comox Valley and help shape the future of tourism in Comox Valley.

Official Community Plan update

To align with housing legislation, Housing Needs Report, community land use needs & servicing



Timeline

- ✓ **New housing legislation introduced**
Fall 2023
Province of British Columbia enacts Bill 44, "Housing Statutes (Residential Development)" Amendment Act
- ✓ **OCP Amendment Project kick-off**
January 2025
- ✓ **Communication Strategy and Workplan endorsed by Council**
April 2025
- ✓ **Project kick-off online information sessions**
June 16, 2025
Learn more about the proposed OCP updates
- ✓ **Topic-based online public workshops**
July 15, 17, 28, 29 2025
- ✓ **Interim Project Update**
Report to Council July 30 with milestone status and confirmation that OCP and Zoning Bylaw meet minimum housing legislation requirements
- ☆ **Development of Draft OCP Amendment Key Recommendations**
August 2025
- ☆ **Recommended 'big moves' amendments Report to Council**
September 17 Regular Council Meeting
- ☆ **Public Open House**
October 2025
- ☆ **Updates to OCP documents and creation of Implementation Framework**
Fall 2025
- ☆ **Bylaw 1st and 2nd Readings Presentation to Council**
December 2025
Will include Engagement Summary Report
- ☆ **Public Hearing**
Expected in January 2026
- ☆ **OCP Amendments adopted by Council**
Q1 2026

Topic Specific Surveys & Webinar Recordings Below

July virtual public workshops have now concluded. Click links below to watch recorded topical webinars and discussions and participate with feedback

[Survey on Affordable Housing](#)

[Survey on Complete Communities](#)

How to get involved

Thank you to all who joined the OCP update kick-off info sessions on June 16, the Housing and Livability topic-based virtual sessions on July 15 and 17 and the Complete Communities virtual sessions on July 28 and 29!

- A recording of the June 16 **kick-off presentation** is [available here](#).
- A recording of the July 15, 17 **Housing and Livability topic** session:
 - Watch the 90 minute session [here](#) including public question and answers
 - And/or read the presentation slides [here](#)
 - Provide feedback on this topic through [this online survey link](#)
- A recording of the July 28, 29 **Complete Communities** topic session:
 - Watch the 90 minute session [here](#) including public question and answers
 - And/or read the presentation slides [here](#)
 - Provide feedback on this topic through this [online survey link](#)

Everyone is welcome. Whether you're a resident, business owner, developer, or just interested in how Courtenay is planning for the future — this is your chance to get involved.

Sign-up for updates delivered to your email in the **Stay informed** section on the right side of this webpage.

***engagecomoxvalley.ca/courtenay-ocp**

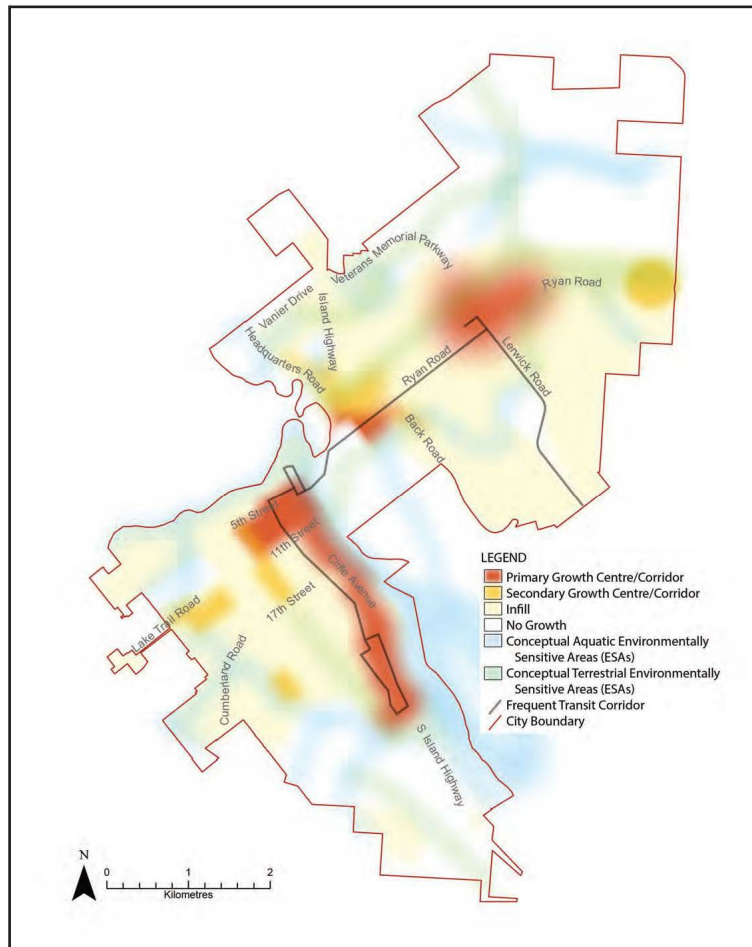
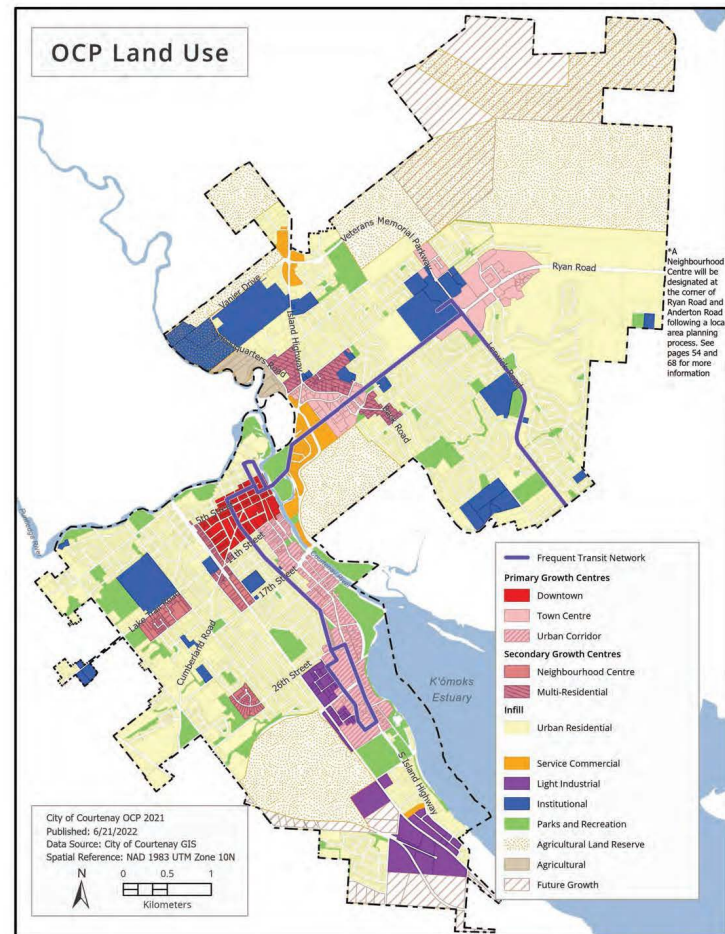


Figure B-1 Urban Framework Growth Concept

City of Courtenay Official Community Plan



Map B-1 Land Use Designations.

City of Courtenay Official Community Plan

To: Council
From: Director of Development Services
Subject: Official Community Plan – Project Interim Update

File No.: 6480-20-2501/OCP00022
Date: July 30, 2025

Table 1: City of Courtenay Zoned Residential Unit Capacity Analysis, Parcels with High Likelihood of Redevelopment Only (Source: B&A Studios based on data from BC Assessment and City of Courtenay).

	Parcels	Net Residential Unit Potential
All Unconstrained Zones	2,123	8,636
Constrained CD Zones	59	1,339
Total Zoned Potential	2,182	9,975

Table 2: Zoning Capacity Analysis to meet Housing Need (20-year) (Source: B&A Studios based on data from BC Assessment and City of Courtenay).

	Net Units
Dwelling Units Delivered Since 2021	1,673
Plus: Zoned Capacity (<i>likely redevelopments</i>)	9,975
Less: HNR Need identified (2021-41)	8,351
20-year Zoned Capacity Surplus	3,297

Table 3: OCP Bylaw No. 3070, 2022 housing policies organized by Housing Needs Report categories.

Housing Types	OCP Sections	Policy Examples
Affordable Housing	AH 13-21, SI 15	Leverage municipal sites, tiered below-market incentive program, weighted housing wheelhouse to guide City level of effort, density bonus policy, negotiated units as part of rezonings, partnerships, collaboration with regional housing corporation, senior government advocacy, dedicated staff
Rental Housing	AH 9-12	Limit strata conversion, utilize Residential Rental Tenure Zoning, renter relocation plan, limit short-term rental impacts
Special Needs Housing	Managing Growth, SI 13	Regional cooperation for recovery centres, supportive care/housing will be supported in most land use designations
Housing for Seniors	AH 5, SI4	Universal accessibility policy, accessible policy plans
Housing for Families	AH 6-8	Mix of unit types through advocacy to changes to building code, developer negotiations, public education, policy
Shelters to Address Homelessness	SI 26	Regional exploration of suitable locations for emergency shelters
Proximity to Transportation	Managing Growth, ST 8	Overall direction of the OCP to focus growth and plan land use in proximity to active and public transportation, Urban Growth Concept Framework, multi-modal transport design for new developments

Emerging OCP Big Moves

- More clarity on land use designations, density thresholds in designations, attention to corresponding Zones
- Proactive planning cycle, hierarchy of plans (including Local Area Plans, Strategic Servicing Plans), regular financial planning (DCCs, ACCs, Annual Budget and 5 year Financial Plan), regular housekeeping amendment cycle
- Ongoing proactive communications and engagement approach to regular HNR, OCP, ZBL, DCC/ACC updates
- Housing Action Plan – role of the City
- Replacing CACs with ACCs and Density Benefits (Bonus)
- Returning DPA guidelines to OCP
 - EDPA being reviewed in this revision
 - Additional DP Areas review and additions (wildfire area) to occur in future OCP revision

Zoning Bylaw Update

Phase 1: May to Dec 2025	Phase 2: January to Fall 2026
<ul style="list-style-type: none">• Housekeeping & Technical Amendments (definitions)• Bicycle Parking Standards (less px)• Temporary Uses related to Construction (new)• Density Requirement Review to align with OCP• Address expired Land Use Contracts• R-SSMUH Zone Review• Engagement• Present to Council for adoption	<ul style="list-style-type: none">• Deep dive- full review• Zone/scenario testing to modernize zones; combo of new zones/ harmonizing existing• <u>EXAMPLE: new Med Density Multi-Res (RM-1 zone)</u>• Density Requirement Review to align with OCP• Engagement• Present to Council for adoption
Outcome: Updated consolidated ZBL	Outcome: Modern consolidated ZBL

Development Procedure Bylaw Update

It applies to...

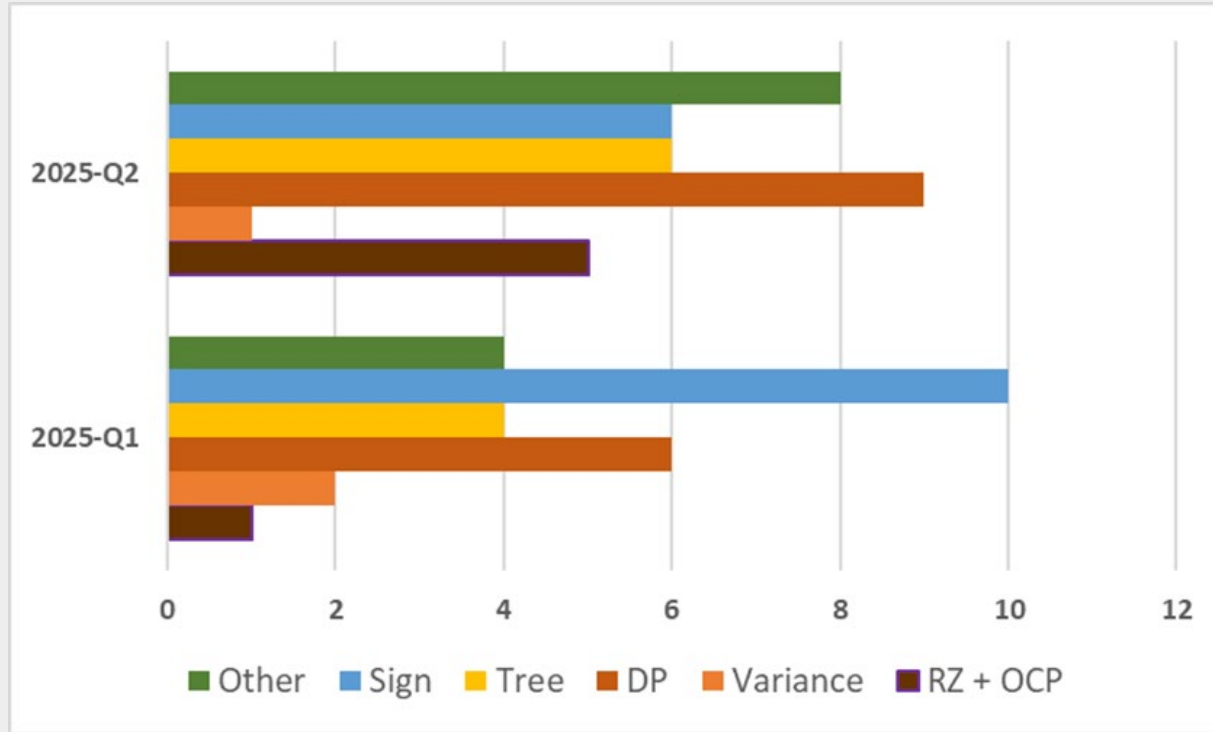
- OCP/ Zoning amendments
- Development and Variance Permits
- Temporary Use Permits
- Housing Agreements and Phased Development Agreements
- Delegated authority**
- Floodplain exemptions and covenant changes
- Pre-application meetings – appln requirements**
- Securities**
- Public Notifications**
- Community Information Meetings
- And more...



Other bylaw updates

- Sign Bylaw
- Fee & Charges Bylaw

Q1-2 2025 Planning Application Stats...so far



Compared to 2024

- Appln type profile similar
- Slight increase in total # 62(56)
- DP increase – *watch*
- Variance decrease - *watch*
- OCP/REZ increase 5(1)
- “Other” increased 20 (18)

Higher volume areas

- Development inquiries
- Pre – application meetings

Subdivision and Development Servicing Bylaw Update

Key Amendments in Bylaw 3190:

1. Technical Bylaw Standards Variances – Delegation to Staff
2. Implement a Professional Reliance/Assurance Model
3. Latecomer Agreement – Process and Delegation
4. Consolidation of Delegated Authority
5. Expanded Definition of Works and Services (reflect direction in Local Government Act)
6. Revisions to Clarify Security/Bonding Provision to reflect legislation
7. Updated references to the Master Municipal Construction Documents (MMCD) to reflect current versions and applicable Divisions

Subdivision and Development Servicing Bylaw Update

Professional Reliance Model for civil submissions

- A. Letters of Assurance similar to BCBC/MOTT have been provided
- B. Check List to be Standardized by City
- C. Check List of variances/deviations from standards being sought
- D. Service Report Reviews will continue
- E. Drawing Submissions will not be reviewed
- F. Substantial and Final Inspections will continue
- G. Variances to Standards/Bylaws will not be accepted when identified at Substantial/Final Inspection similar to BCBC requirements

*Contract variations during construction “may” still be considered

DCC bylaw update

<i>Dates subject to modification</i>				
December 2024	January-April 2025	June 25 2025	July-August 2025	September-December 2025
<ul style="list-style-type: none">- Council introduction report	<ul style="list-style-type: none">- Reviewing DCC list	<ul style="list-style-type: none">- Bylaw(s) introduction to Council	<ul style="list-style-type: none">- Engagement & possible revisions for Council consideration- Bylaws 1,2,3 reading	<ul style="list-style-type: none">- Inspector of Municipal Affairs- Consideration of Adoption

DCC bylaw update – Proposed Rates

Land Use	Unit of Charge	Transportation	Water	Drainage	Sewer	Parks	Fire	Proposed Rate (2025)
Low Density Residential	lot / dwelling unit	\$3,603.00	\$654.00	\$1,192.00	\$4,727.00	\$8,686.00	\$2,475.00	\$21,337.00
Medium Density Residential	dwelling unit	\$2,024.00	\$356.00	\$953.00	\$2,574.00	\$4,731.00	\$1,348.00	\$11,986.00
High Density Residential	m ² gross floor area	\$27.00	\$4.18	\$4.82	\$30.29	\$55.65	\$15.86	\$137.80
Commercial	m ² gross floor area	\$47.43	\$1.36	\$5.36	\$9.85	\$18.10	\$5.16	\$87.26
Institutional	m ² gross floor area	\$47.43	\$1.36	\$5.36	\$9.85	\$0.00	\$5.16	\$69.16
Industrial	m ² gross floor area	\$3.87	\$0.88	\$2.03	\$6.33	\$0.00	\$3.31	\$16.42

DCC bylaw update – Proposed City + CVRD Rates

Land Use	Proposed City of Courtenay DCC Rates	Proposed Regional DCC Rates*	Combined City & Regional Rate	Unit of Charge
Low Density Residential	\$21,337	\$18,042	\$39,379	Per Lot
Medium Density Residential	\$11,986	\$9,826	\$21,812	Per Dwelling Unit
High Density Residential	\$137.80	\$88.57	\$226.37	Per sq.m. of GFA
Commercial	\$87.26	\$37.60	\$124.86	Per sq.m. of GFA
Institutional	\$69.16	\$37.60	\$106.76	Per sq.m. of GFA
Industrial	\$16.42	\$24.16	\$40.58	Per sq.m. of GFA

**CVRD Regional Rates are draft and subject to change.*

Zero Carbon Step Code Presentation Overview

1. Council Motion
2. Code compliance options

Council Motion - July 30, 2025

THAT Council adopt the Provincial Zero Carbon Step Code; and

THAT Council direct staff to amend “Building Bylaw No. 3114” to

- a). Require all applicable Part 3 and Part 9 buildings meet the Zero Carbon Performance Level (EL-3) of the Zero Carbon Step Code from January 1, 2026; and
- b). Require all applicable Part 3 and Part 9 buildings meet the Zero Carbon Performance Level (EL-4) of the Zero Carbon Step Code on January 1, 2028.



Compliance options :
Part 9 homes

Part 9 Buildings: The **prescriptive path** for Zero Carbon Step Code compliance

Zero Emissions
Equipment:

SPACE HEATING



COOKING



WATER HEATING



Part 9 Buildings: The **prescriptive path** for Zero Carbon Step Code compliance

*The **prescriptive path** is simple and clear; builders choosing this approach will focus on the specific equipment allowed at each tier.*

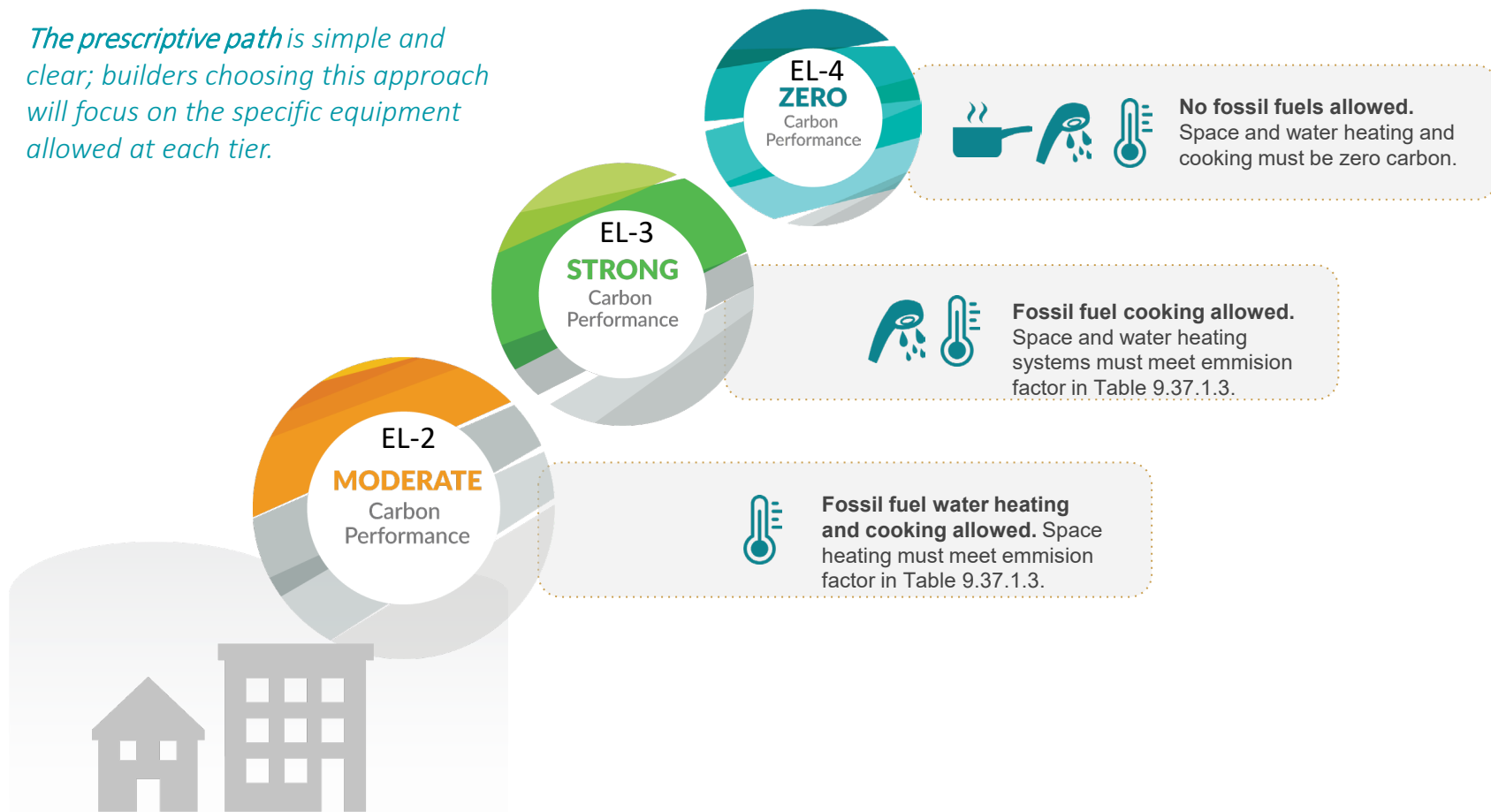


Table 9.37.1.3.
Greenhouse Gas Emissions
 Forming Part of Sentence 9.37.1.3.(1)

GHG Emission Level	GHG Emission Compliance Options ⁽¹⁾				
	Maximum GHG Emissions by House, Expressed in kg CO _{2e} /year	or	Maximum GHG Emissions by House ⁽²⁾		Reduction of GHG Emissions by Energy Source of Building Systems
			Maximum GHGI of the House, Expressed in kgCO _{2e} /m ² /year	Maximum GHG Emissions by House, Expressed in kgCO _{2e} /year	
EL-1	measure only	or	measure only		N/A
EL-2	1050		6.0	2400	Energy sources supplying heating systems have an emissions factor ≤ 0.011 kgCO _{2e} /kWh
EL-3	440		2.5	800	Energy sources supplying heating and service water heating systems have an emissions factor ≤ 0.011 kgCO _{2e} /kWh
EL-4	265		1.5	500	Energy sources supplying all building systems, including equipment and appliances, have an emissions factor ≤ 0.011 kgCO _{2e} /kWh

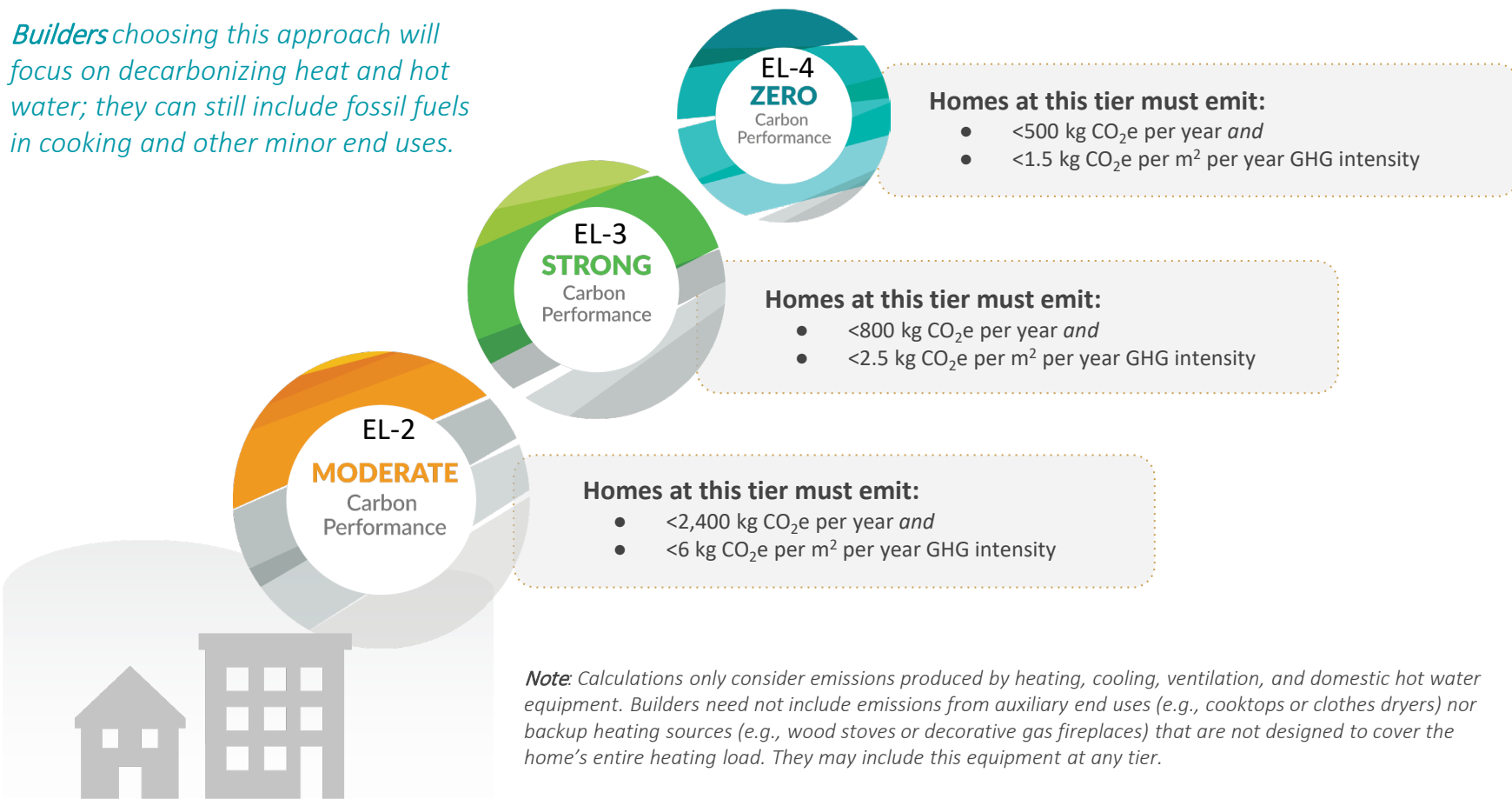
Notes to Table 9.37.1.3.:

(1) Redundant or back-up equipment for the systems and equipment listed in Sentence 9.36.5.4.(1). is permitted to be excluded, provided it is equipped with controls and is not required to meet the space-conditioning load of the house.

(2) Compliance for this option is demonstrated by meeting both the GHGI and the GHG emission requirements for each house.

Part 9 Buildings: The **performance path** for Zero Carbon Step Code compliance

Builders choosing this approach will focus on decarbonizing heat and hot water; they can still include fossil fuels in cooking and other minor end uses.



Compliance options:
Part 3 Larger buildings

Part 3 Buildings: The **performance path** for Zero Carbon Step Code compliance



Developers must use the performance compliance pathway

Part 10 BCBC

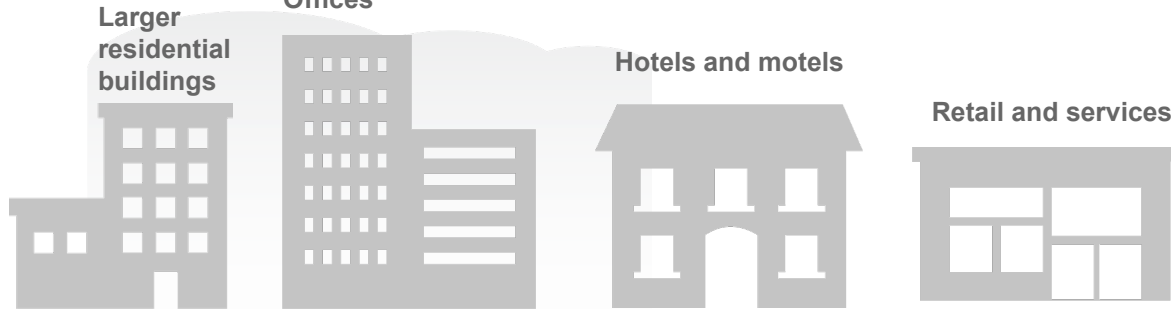
Designed and constructed based on occupancy;
Residential,
Business and personal service, or
Mercantile

Larger
residential
buildings

Offices

Hotels and motels

Retail and services



City & Development Industry meeting dates

- Survey indicated approx. every two months over lunch
- Upcoming
 - Tuesday October 21 noon – 2pm (big moves of OCP and DVLAP)
 - Early December - zoning bylaw update, ACCs, tree bylaw

