

From: **"Mochrie, Paul"**

To: **"Direct to Mayor and Council - DL"**

Date: 3/14/2024 6:30:39 PM

Subject: Memo - New "Energize Vancouver" hub launched to support reporting requirements and the shift to healthier, climate resilient, low-carbon buildings

Attachments: Memo to Mayor & Council - Memo - New "Energize Vancouver" hub launched to support reporting requirements and the shift to healthier, climate resilient, low-carbon buildings.pdf

BOMA BC Response to City of Vancouver Zero Emissions Strategy May 5 2022.pdf

Dear Mayor and Council,

Please see the attached memo and attachment from Doug Smith describing the launch of Vancouver's energy and carbon reporting portal and the Energize Vancouver resource hub for large existing buildings. (<https://vancouver.ca/energize-vancouver>)

In summary:

- Energize Vancouver is a new multi-year initiative designed to reduce energy use and carbon pollution in Vancouver's large existing buildings, while making them more resilient to climate change.
- The reporting portal and resource hub are designed to support the City's Annual Greenhouse Gas and Energy Limits Bylaw and are being launched ahead of the first reporting deadline for office and retail buildings over 100,000 square feet on June 1, 2024
- The Bylaw and the expanding array of owner supports under Energize Vancouver have been developed through collaboration with large building owners and industry stakeholders, and is fully supported by the Building Owners and Managers Association of BC.

Should you have any questions, please contact Doug Smith (doug.smith@vancouver.ca).

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwəxwú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.

MEMORANDUM

March 12, 2024

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Andrea Law, General Manager, Development, Buildings & Licensing
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office

FROM: Doug Smith
Acting General Manager, Planning, Urban Design and Sustainability

SUBJECT: New "Energize Vancouver" hub launched to support reporting requirements and the shift to healthier, climate resilient, low-carbon buildings

RTS #: n/a

This memo is meant to inform Council of the launch of the City's annual energy and carbon reporting system for Vancouver's large existing buildings, allowing covered buildings to meet the June 1st, 2024, deadline for filing their first annual carbon and energy report to the City. Building owners will be supported to meet the City's requirements and to take voluntary action to reduce energy use and carbon pollution by the launch of Energize Vancouver ([see here](#)), a new City-led resource hub.

Background

In July 2022, Council enacted the Annual GHG and Energy Limits Bylaw ([see here](#)), which established annual reporting requirements for large commercial and multifamily buildings and annual greenhouse gas and heat energy intensity limits for office and retail buildings larger than 100,000 square feet in floor area. This Bylaw has been supported by industry (see attached letter from BOMA BC) as it builds upon owner and investor ongoing efforts to reduce carbon pollution, provides flexible and cost-effective compliance options, and is complemented by a growing number of City and utility programs to enable owners to better understand and improve their building's performance.

What is Energize Vancouver?

Energize Vancouver is a multi-year initiative and resource hub dedicated to upgrading and retrofitting Vancouver's large existing commercial and multi-family buildings to provide lower

carbon, higher energy performance, healthier, more resilient, and comfortable buildings. The new resource hub is designed to support building owners and managers in understanding and complying with current and upcoming requirements, and to take early action to be prepared for compliance:

- Energy and Carbon Reporting: Annual reporting of energy-use and carbon pollution for buildings larger than 50,000 square feet. (Starting with commercial buildings greater than 100,000 square feet in 2024).
- Greenhouse Gas Intensity (GHGi) Limits: Compliance with specified annual GHGi limits for office and retail buildings (100,000 ft. sq. and above) starting in 2026, which will progressively lower over time.
- Heat Energy Limits (starting in 2040): Meeting specified limits for natural gas and district energy used by office and retail buildings (100,000 ft. sq. and above).
- Future compliance: Staying informed about upcoming regulations and proactively planning for capital upgrades, efficiency measures and investments in renewable energy sources to reduce GHG emissions.
- Resources: Energize Vancouver includes detailed reporting requirements, how-to-guides, videos, supports and help center access, to enable building owners to comply with the City's requirements and undertake retrofits in a planned, cost-effective manner.

Please forward any questions to me at doug.smith@vancouver.ca.

A handwritten signature in black ink that reads "Doug Smith". The signature is written in a cursive style with a large, stylized "D" and "S".

Doug Smith
Acting General Manager, Planning, Urban Design and Sustainability
604.829-4308 | doug.smith@vancouver.ca



May 4th, 2022

Sean Pander
Green Building Manager
Planning, Urban Design and Sustainability
City of Vancouver
Vancouver, BC

By email: sean.pander@vancouver.ca

RE: City of Vancouver Zero-Emissions Building Strategy

Dear Mr. Pander:

We first want to acknowledge and thank the City of Vancouver for conducting robust consultations with stakeholders and for listening to BOMA BC's concerns and recommendations. The City's collaborative approach supports our members on their path toward decarbonization.

BOMA BC is committed to advancing sustainability in the commercial real estate industry. We provide tools, resources, and education to improve building performance and reduce carbon impact. Many of our members have corporate carbon reduction goals and report formally on progress to their stakeholders.

Thanks to BOMA BC and its members, the commercial real estate industry in this Province is recognized as a leader in tackling climate change. We work collaboratively with all levels of government to reduce carbon emissions in existing buildings – an objective we all share.

If we are to continue being leaders in reducing carbon emissions, regulatory frameworks must build upon, rather than hinder, the great work our industry has already done. Through reasonable targets, flexibility, owner supports, and a defined roadmap, the City of Vancouver's draft regulations strike that balance.

From the start of the City's consultations for a zero-emission strategy, BOMA BC has advocated for policies that will allow our industry to take the next step in decarbonization:

1. Flexible implementation to accommodate different building circumstances and ensure building resilience.
2. Support for building owners to help implement new changes.
3. A defined roadmap to ensure building owners can plan in alignment with capital upgrades.
4. Reasonable carbon pollution targets that recognize our industry's existing proactive approach to reducing carbon pollution and balance the needs of industry and government.

There are a series of owner supports in the proposal, and in principle, BOMA BC supports these measures. We support measures that incentivize industry to further their decarbonization transition, and we strongly encourage the City to continue to work with

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BOMA BC to ensure these programs are rolled out effectively and successfully. We also strongly encourage the City to continue working with financial institutions to develop innovative financing tools.

We thank the City of Vancouver for acknowledging BOMA BC's concerns and encourage the City to continue this collaborative approach to help us reach our shared goals.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Stathonikos". The signature is fluid and cursive, with a large initial "D" and "S".

Damian Stathonikos

President

Building Owners and Managers Association of British Columbia (BOMA BC)