

City of Vancouver

# Q&A Session for Annual Greenhouse Gas and Energy Limits By-Law: One (1) Year Results and New Resources

Urban Planning and Sustainability Department

December 4, 2024,  
Wednesday 10:00 am

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## **Q&A Session for Annual Greenhouse Gas and Energy Limits By-Law: One (1) Year Results and New Resources:**

**Q: Does the gross floor area (GFA) limits include or exclude the parking GFA? (My understanding is that it is exclusive to indoor parking GFA).**

**A:** The GFA does not include unheated parking.

**Q: Do you consider electricity from BC Hydro as zero emissions or emissions associated to BC Hydro would need to be offset as well by 2040?**

**A:** Electricity emissions are not covered by the greenhouse gas intensity (GHGI) limits

**Q: Do you have a list of qualified professionals who can complete the verification of annual GHGI reports?**

**A:** In 2025 the City will publish a list of the specific qualifications required for professionals who will be allowed to verify the reporting submission for buildings covered by GHGI limits.

**Q: Northern BC parking/underground parking garages might require heating. In this case, should GFA include the parking GFA?**

**A:** The floor area of the parking garage is not included in Energy Use Intensity (EUI) and GHGI calculations whether it is heated or not.

**Q: Is data collection automated or manual?**

**A:** Much of the data is manually entered into ENERGY STAR Portfolio Manager and then shared with the City of Vancouver. BC Hydro and FortisBC offer automated upload of energy consumption data to Portfolio Manager.

**Q: For those that were successful in getting aggregate data from Fortis - can you share details?**

**A:** This question was shared by participant.

**Q: Does the city provide the GHG factor(s) for the district energy (historical and projected future values)?**

**A:** In 2025, the City will publish a bulletin that describes how GHG emission factors for district energy utilities will be calculated and updated, providing transparency to and certainty to building owners.

**Q: Is the third-party certifier required to meet certain criteria or required to have certain credentials (i.e. P.Eng., CEM, etc.)?**

**A:** This question was answered verbally and is on the recording.

**Q: Will the city be providing funding to residential buildings to help with electrification as we are capped on rent increases and the costs to electrify are astronomical. Not including heat pump installation, the cost to upgrade the electrical supply is well over two million (2,000,000) for one building.**

**A:** This question was answered verbally and is on the recording.

**Q: What kind of data do you collect from building owners?**

**A:** The city collects basic information about the building's characteristics such as the gross floor area and occupancy types, as well as energy consumption data for the past calendar year.

**Q: What is the Creative Energy "community rate"?**

**A:** This question was answered verbally and is on the recording.

**Q: Is Creative Energy considering supplying more efficient electrification (i.e. heat pumps over resistance boilers)?**

**A:** This question was answered verbally and is on the recording.

**Q: Is the City working with the Province to influence their rebates and subsidies for electrification so it matches how many commercial buildings finance their retrofits - e.g. turn-key leasing**

**A:** This question was answered verbally and is on the recording.

**Q: I missed the number of buildings that chose to disclose data, can you please confirm the number or percentage? Thanks!**

**A:** 70% of buildings chose to publicly disclose their data.

**Q: Is data disclosure optional for any building type/size?**

**A:** Yes, disclosure is optional for all buildings

**Q: I understood that Renewable Energy Certificates (REC) and carbon offsets are not recognized under this by-law. Will there be any guidance by the city on the strategies to eliminate any residue emissions that can't be avoided by investing in capital projects to meet the zero emissions target in 2040?**

**A:** This question was answered verbally and is on the recording.

**Q: What about CleanBC commercial programs?**

**A:** This question was answered verbally and is on the recording.

**Q: Any idea if any of the subsidies will cover lower capital/intervention measures such as secondary windows (aka "window inserts") which are a promising alternative to replacements?**

**A:** This question was answered verbally and is on the recording.

**Q: Does RNG qualify as an option to meet GHGi/HEi limits?**

**A:** Yes, RNG qualifies as an option to meet GHGI limits. However, buildings will have to improve their energy efficiency and/or electrify in order to meet HEI limits.

**Q: You mentioned that third party certification will be involved in 2027. Can you elaborate on what type of third-party certifications this would entail? Thanks!**

**A:** This question was answered verbally and is on the recording.

**Q: Will there be any support provided by City of Vancouver in 2025 for MURBS looking to report for the first time?**

**A:** This question was answered verbally and is on the recording.

**Q: Can you talk a bit more about the Decarbonization Planning tool?**

**A:** This question was answered verbally and is on the recording.

**Q: Excellent work, thank you! Since building peak demand often drives utility costs and decarbonization projects, when do you anticipate peak demand metrics to be built into the reporting bylaw/requirements?**

**A:** This question was answered verbally and is on the recording.

**Q: Given the difficulties with data collection, do you have any recommendations on gathering data from utility providers?**

**A:** We recommend getting started on the process early to account for any potential wait times or roadblocks. For BC Hydro, building owners can set up auto-upload by following the how-to instructions on their [website](#). For Creative Energy, request a summary of aggregated energy use via email to [info@creative.energy](mailto:info@creative.energy). For all other utilities, reach out to providers directly (see table below). Reach out to the Energy Carbon Reporting (ECR) Help Centre with any additional questions.

ORGANIZATION	CONTACT
ECR Help Centre	<a href="mailto:energycarbonreport@vancouver.ca">energycarbonreport@vancouver.ca</a> (604) 330 3797
BC Hydro	<a href="mailto:incentives@bchydro.com">incentives@bchydro.com</a>
FortisBC	<a href="mailto:Commercial.energy@fortisbc.com">Commercial.energy@fortisbc.com</a>
Creative Energy	<a href="mailto:info@creative.energy">info@creative.energy</a> (604) 688 9584
Neighbourhood District Energy	<a href="mailto:neighbourhood.energy@vancouver.ca">neighbourhood.energy@vancouver.ca</a>
River District Energy	<a href="http://rdenergy.ca">rdenergy.ca</a>
ENERGY STAR® Portfolio Manager®	<p>Help Desk: <a href="https://energystar.my.site.com/PortfolioManager/s/contactsupport">https://energystar.my.site.com/PortfolioManager/s/contactsupport</a></p> <p>Training Videos: <a href="http://energystar.gov/buildings/training">energystar.gov/buildings/training</a></p>
Natural Resources Canada	<a href="mailto:info.services@nrcan-rncan.gc.ca">info.services@nrcan-rncan.gc.ca</a>

**Q: What type of validation does City of Vancouver require from submissions - i.e. does the City need a professional (engineer, architect) to sign-off on submissions and how will the City collect that information?**

**A:** Yes, a verifying professional will be required to sign-off the energy and carbon reporting submission. The information collection mechanism will be established before the requirement comes into effect.

**Q: Getting data from tenants/owners has been very difficult. Are there options coming for aggregated data?**

**A:** BC Hydro offers auto-upload aggregation services. Fortis BC may have auto-upload aggregation available early next year. Contact [Commercial.energy@fortisbc.com](mailto:Commercial.energy@fortisbc.com) to request aggregated energy data. For Creative Energy, follow this [ESPM Quick Start Guide](#) to obtain your annual energy consumption.

**Q: How is the City of Vancouver considering building owners as it relates to air space parcels?**

**A:** The City of Vancouver expects the owner of each air space parcel within a building to work together or report their portion of the building, depending on the building setup. Please contact the [ECR Help Centre](#) to determine how your building will need to report.

**Q: What are the options for residential buildings with shared commercial utility components - if the account is in only one building name and won't share with the other building? Would this be in alternate service provider (ASP)/Cost share style developments?**

**A:** Building owners with separate use types are expected to work together if they share a meter to report whole-building data. If one owner has issues collaborating with the other owner, please contact the [ECR Help Centre](#) for assistance.

**Q: Why can't you collect all this information directly from Hydro and/or Fortis?**

**A:** Due to privacy laws, the City does not have access to a building's utility data. Only the owner, property manager, or authorized account holder can access this.

**Q: Will the emission factor be based on Natural Resources Canada (NRCAN) factors or the Provinces' factors?**

**A:** The City follows the emissions factor published by the Province. For Creative Energy, the City used an average of last 3 years (2021-2023) emissions factors for this year. The City will publish a bulletin in 2025 that will provide details on how the emissions factor for District Energy will be calculated.

**Q: In the case of district heating, do you calculate HEI based on fuel energy input to the district plant, or thermal energy delivered to the building?**

**A:** HEI calculation will be based on the energy delivered to the building.

**Q: Will BC Hydro be finished upgrading the West End to 25,000 volts by the 2026 deadline? If not, where will the energy required for electrification of West End Buildings come from?**

**A:** Please contact BC Hydro for an answer.

**Q: I understand you will be publishing an official guide on 3PV (third party verification) provider requirements - do you anticipate if 3PV can be same company/different team as benchmarking?**

**A:** A building can hire the same professional for verification and benchmarking/reporting - as long as it is a 3<sup>rd</sup> party, arms-length company and they meet all verification requirements.

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**Q: Is the third-party certifier required to meet certain criteria or required to have certain credentials (i.e. P.Eng., CEM, etc.)? Just adding to this Carbon Audit Professional (CAP) is in your shortlist?**

**A:** A third-party verifier will be required to meet certain criteria. Details will be provided in the professional verification guide in 2025.

**Q: Rental Apartment Retrofit Accelerator (RARA) funding is a drop in the bucket compared to actual cost.**

**A:** Multifamily residential buildings are not covered by the GHGI or HEI limits. The City is collaborating with the utilities, the Province, and industry associations to offer a full suite of support programs and incentives for multifamily buildings. Please refer to our [Energy resources and programs for existing multi-family buildings](#) information webpage.

**Q: What about subsidies for non-capital investments like Building Analytics Software and Fault Detection and Diagnosis (FDD)?**

**A:** As part of by-law implementation, City will provide decarbonization planning tools/support to building owners starting in late 2025.

**Q: Why doesn't the city work directly with BC hydro, Fortis, and Creative to directly and automatically collect energy use data for each building?**

**A:** The City worked with all three utilities to ease the user experience and obtain aggregated data; however, the City does not have access to a building's utility data due to privacy laws. Only the owner, property manager, or authorized account holder can access this.

**Q: Would the City provide businesses with the financial support required to obtain third-party certification?**

**A:** The City does not have allocated funds to support third-party certifications.

**Q: How does RNG qualify as an option to meet GHGI limits? Does it have to be 100% RNG? Currently, Fortis provides only 1%, and is aiming for 15% by 2030.**

**A:** The emissions factor of RNG is substantially lower as compared to natural gas. Building owners can opt-in for FortisBC [voluntary RNG blend](#) as per their need to lower their GHGI.