

ATTACHMENT B



COUNCIL POLICY MANUAL

Section:	Land Administration	8
Subsection:	Zoning and Rezoning	3360
Title:	BC Energy Step Code Rezoning Policy	01

POLICY

Rezoning applications that lead to an increase in density or a change of use will require minimum building energy efficiency standards to be secured through the application process. The minimum building energy standard will be one step above the required BC Energy Step Code standard.

REASON FOR POLICY

The Province of British Columbia has set a long-term goal for all new buildings to be net-zero energy-ready by 2032. The Energy Step Code was enacted by the Province in 2017 to provide a consistent set of energy efficiency standards across BC. In July 2018, Nanaimo City Council endorsed the BC Energy Step Code Implementation Strategy which included a recommendation for a Step Code rezoning policy. Additionally, Nanaimo City Council declared a climate emergency on 2019-APR-29. BC Energy Step Code requirements were adopted and incorporated into the City of Nanaimo Building Bylaw 2016 No. 7224 on 2019-OCT-21.

AUTHORITY TO ACT

Retained by Council.

PROCEDURE

Applications to amend the City of Nanaimo Zoning Bylaw 2011 No.4500 or any bylaw enacted in its place (a “rezoning application”) will follow proceed as follows:

1. During preliminary review of a potential rezoning application, Staff will direct the prospective applicant to review the Policy and ensure the prospective applicant is aware of its implications.
2. For any rezoning application received, Staff will assess whether the proposed rezoning will lead to an increase in density or change of use. Should either of these criteria be met, Staff will recommend that that a minimum building energy standard be secured for any future development on the subject property, for example through a development agreement or a Section 219 covenant.
3. If the rezoning application is approved by Council, the applicant will be required to submit Letters of Assurance as part of a Building Permit application for any future development on the subject property prior to building occupancy assuring that the project substantially complies with the Policy.

Date: 2020-XXX-XX Approved by: Council / In Camera Council
1. Amendment Date: Approved by: