

REPORT

Utility Commission and Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** November 15, 2021

From: Rod Carle **File:**
GM Utility Commission

Emilie K Adin – Director - **Item #:** 2021-541
Climate Action, Planning and
Development

Subject: District Energy Bylaw No. 8269, 2021 for First Reading

RECOMMENDATION

THAT Council consider the District Energy Bylaw No. 8269, 2021 for First Reading.

PURPOSE

The purpose of this report is to request Council to consider Bylaw No. 8269, 2021 for First Reading.

SUMMARY

Council endorsed the recommendation that had been put forward by staff to proceed with the Sapperton District Energy system. Included in Council's direction to staff was the following:

"That a connection by-law be put in place that mandates all developments in the connection area (including the Sapperton Green development) be connected to the system or at a minimum be hydronic ready."

See Appendix A – District Energy Bylaw.

BACKGROUND

The City has been working for over seven years to explore a low-carbon district in the Sapperton neighbourhood to serve the expanded Royal Columbian Hospital and rapid commercial and residential growth in the area. A business case was developed to demonstrate the financial viability of a district energy system using renewable energy. This work included creation of a conceptual design for the entire system.

The business case referenced above was presented to the Utility Commission and subsequently to Council. All recommendations presented to Council were supported and approved.

SUSTAINABILITY IMPLICATIONS

The District Energy system is considered to be one of the most important projects the City has identified to help achieve its climate targets and bold steps. The project is very innovative and will result in a significant amount of greenhouse gas emission reductions. Delaying the implementation of this bylaw could potentially impact the number of buildings being connected to this renewable energy source. In turn, this could negatively impact the sustainability benefits otherwise accrued.

FINANCIAL IMPLICATIONS

Although the future adoption of a bylaw requiring either connection to the City's district energy system or hydronic-ready development in itself has little to no financial impact on the City, it will have a financial impact on the developers and building owners within the Sapperton Green District Energy System specified area.

INTERDEPARTMENTAL LIAISON

The Utility Commission has endorsed the project and the recommendation of this report. The bylaw has been developed in conjunction with Climate Action team, the development planning staff and the Director of the Climate Action, Planning and Development department.

OPTIONS

1. That Council consider First Reading for Bylaw No. 8269, 2021;
2. That Council provide staff with alternative direction.

ATTACHMENTS

Appendix A – District Energy Bylaw 8269, 2021

This report was prepared by:

Steven Faltas, Business Process manager

This report was approved by:

Rod Carle, GM Utility Commission

Emilie K. Adin, Director, Climate Action, Planning and Development

Lisa Spitale, Chief Administrative Officer