



CITY OF YELLOWKNIFE

MINUTES

COMMUNITY ENERGY PLANNING COMMITTEE

May 9, 2018 at 12:00 p.m.
City Hall, Upstairs Boardroom

Minutes of a meeting held on Wednesday, May 9, 2018 at 12:00 p.m. in the Upstairs Boardroom at City Hall. The following Committee members were in attendance:

Chairperson: Councillor S. Morgan,
S. Anderson,
J. Carr,
D. Fetaz,
R. Gervais,
C. Scott, and
D. Wohlgemuth.

The following Committee members were absent:

Mayor M. Heyck (ex-officio),
L. Archer,
C. Correa,
R. Sexton, and
C. Steed.

The following members of Administration were in attendance:

C. Vaughn, and
C. Kida.

Call to Order

1. Councillor Morgan called the meeting to order at 12:10 p.m.

Disclosure of Pecuniary Interest

2. There were no disclosures of pecuniary interest.

Approval of Agenda

3. C. Scott moved,
J. Carr seconded,

That the Agenda be approved as presented.

MOTION CARRIED UNANIMOUSLY



Approval of the Minutes

4. D. Fetaz moved,
J. Carr seconded,

That the Minutes of the meeting held on March 7, 2018 be approved as presented.

MOTION CARRIED UNANIMOUSLY

Introductions

5. Roundtable introductions were made for the benefit of new members and representatives of the public.

Proposed amendments to Building By-law 4469, regarding Minimum Energy Efficient Building Standards in Yellowknife

6. The Chair and Committee members offered some background to the Building By-law No. 4469 regarding the Minimum Energy Efficient Building Standards in Yellowknife. Discussion about the reasons behind the establishment of the energy efficiency standards in the By-law and the process that led up to it took place. It was noted that the current EnerGuide (EGH) rating system is being retired by Natural Resources Canada (NRCan) and that Administration has recommended to Council that the residential energy efficiency standard in the By-law be removed at this time.

The Chair explained that the Committee has some options available to make recommendations to Council. The options are:

- a. Making a recommendation to Council on whether or not to maintain the current residential energy efficiency standard for the time being;
- b. Making a recommendation to Council on whether/how to proceed in transitioning to new energy efficiency standards for residential and industrial, commercial and institutional (ICI) buildings.
- c. Making a recommendation to Council on what specific minimum energy efficiency standards should be set according to the new rating systems.

a) *Maintaining current EGH-based standard for time being*

Committee members unanimously felt that the City should maintain the current residential energy efficiency standard in the by-law until a new system is put in place. Committee members also felt the City should give a clear signal to builders/developers that the current EGH software will not disappear, their efforts under the EGH system will not be in vain. There should also be a clear signal that the City intends to continue setting minimum energy efficiency standards.

b) *Recommendation on transition process*

Committee members cited the success of the previous multi-stakeholder technical working group and recommended that Council set up new technical working group(s) to advise Council on the appropriate new minimum standards.



The Committee felt that the stakeholders for the industrial, commercial and institutional (ICI) building sector are somewhat different from the residential sector, and the rating systems are totally different, so there should be separate working groups established.

Arctic Energy Alliance representatives noted that AEA staff have already been implementing NRCan's new rating system in their energy evaluations in communities outside Yellowknife, so they are ready to support the new system for Yellowknife as well.

c) Recommendation on specific minimum standards

Overall, the Committee felt that since the issue is quite complex and technical, it would be better for technical multi-stakeholder working groups to provide specific recommendations on minimum standards to Council. However, Committee members offered the following comments regarding specific standards:

AEA representatives noted that while NRCan's new GJ-based system has a Reference House, this Reference House should not be seen as an appropriate minimum standard, since it would be a huge step backward from the current EGH 80 standard. The current average rating for new homes is EGH81.1 - lowest score is EGH 75; highest is 85. By remodeling these same homes with the new GJ-based software, even the lowest scoring house (EGH75) was 15% better than the reference house; the highest scoring house (EGH85) was 51% lower than the reference house; the average house scored 30% better.

Committee members advised that other municipalities in Canada are setting their minimum energy efficiency standards by a certain percentage lower (better) than the Reference House, not equal to it.

Committee members noted that the current ICI standard in our Building By-law essentially reflected status quo or average performance, rather than a best practice, and the working group should be directed to find a more ambitious standard.

After extensive discussion Committee members directed the Chair to summarize comments into a draft motion to Council. The motion is as follows:

That the Community Energy Planning Committee, in its role as advisor to Council in ensuring the CEP is implemented in an effective manner, recommends the following:
WHEREAS the Community Energy Plan 2015-25 commits the City to continue to push the envelope by implementing higher, better energy efficiency standards;
WHEREAS studies conducted by Arctic Energy Alliance show that Yellowknife residents (living in homes built between 2010-2015) are saving an average of \$2800 per year in avoided energy costs per home as a result of the energy efficiency by-law;
WHEREAS reducing cost of living is one of the primary goals of the Community Energy Plan;
WHEREAS there is no urgent need to remove the current minimum energy efficiency standard in the City's Building By-law, given that Arctic Energy Alliance will continue to support the current EGH rating system during the transition to a new system, and



NRCan will continue to support files submitted before Dec 31, 2018 for at least another year; and

WHEREAS the City of Yellowknife's energy efficiency standard is critical to achieving not only Yellowknife's own GHG reduction targets, but also critical to achieving territory-wide GHG reduction targets set by the GNWT as well as national targets in the pan-Canadian Framework on Clean Growth and Climate Change;

THEREFORE Committee members recommend that Council:

1. Maintain the current energy efficiency standards in the Building By-law until new energy efficiency standards are put in place;
2. Set up a technical multi-stakeholder working group to provide a recommendation on what new minimum standard for residential buildings should be implemented according to the new GJ-based rating system endorsed by NRCan;
3. Set up a separate technical multi-stakeholder working group to provide a recommendation on what new standard should be implemented for institutional, commercial and industrial buildings;
4. Ensure that new energy efficiency standards meet or preferably exceed the current standards, with requirements for the minimum standards to gradually increase over time; and
5. Ensure clear public communications detailing the cost savings that Yellowknife residents enjoy as a result of energy efficiency standards in the By-law.

As several Committee members had to leave at this point, and quorum could not be maintained, members agreed that they would officially vote on the motion at the next available opportunity.

Additional "green" building standards – incentives and options for the future

7. a. Zero Carbon Building Standard (Canada Green Building Council)
Committee members recommended that the technical working group should look at incorporating this standard into a new energy efficiency standard, given that it addresses the type of energy used (renewable vs. non-renewable) rather than just the amount of energy used. Builders should perhaps be given credit for incorporating renewable energy (eg. wood stoves) into home design.

Upcoming CEP meetings – Waste Audit and Implementation Plan

8. The Chair will consult committee members on a date in June to discuss the Waste Audit and Implementation Plan, which Administration is in the process of drafting a response to.

Adjournment

9. S. Anderson moved,
J. Carr seconded,

That the meeting be adjourned at 1:50 p.m.

MOTION CARRIED UNANIMOUSLY



Prepared: May 15, 2018 SM/ck