

Council Member Motion For the Committee of the Whole Meeting of February 16, 2023

То:	Committee of the Whole	Date:	February 10, 2023
From:	Councillors Thompson, Loughton, Kim and Caradonna		
Subject:	Low GHG / Electric energy systems in new buildings		

BACKGROUND

We are in a climate emergency. Victoria has targets for reduction of Greenhouse Gas (GHG) emissions, and it will be difficult to hit those targets. About 40% of GHG emissions in Victoria are from buildings. Installing GHG-producing systems in new buildings will lock in decades of GHG emissions, or require far-more-expensive retrofits at a later date.

Electric heat pumps are less expensive over the lifetime of the unit. They are used in most new developments already. And they also provide cooling in the summer months – and heat dome events are forecasted to occur more often. The 2021 heat dome killed 18 Victoria residents, and most of them died indoors, in buildings without cooling systems.

Extra insulation, triple-paned windows and other energy efficiency measures are not very effective at deeply reducing GHG emissions from buildings. What is effective is using electricity rather than fossil fuels

RECOMMENDATION

That Council direct staff to:

- explore and bring forward a report outlining mechanisms to:
 - ensure that developments that require a rezoning process are required to include only electric energy systems (heating, cooling, hot water, cooking);
 - include options for securing the commitment to construct the proposed electrified systems; and,
 - include resource implications related to implementation and potential monitoring of ongoing developer commitments.
- and in the event that such mechanisms appear impossible or very costly for the City to implement, also report on mechanisms to prioritize applications with such systems over applications with other systems.

Respectfully submitted,

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Councillor Dave Thompson

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Councillor Krista Loughton

Councillor Susan Kim

Councillor Jeremy Caradonna