



RESORT MUNICIPALITY OF WHISTLER

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STAFF REPORT TO COUNCIL

PRESENTED: December 6, 2022 **REPORT:** 22-148
FROM: Planning Department **FILE:** 7733.03
SUBJECT: GREEN BUILDING POLICY G-28

RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION(S)

That Council rescind Green Building Policy G-23 adopted on October, 20, 2008; and

That Council adopt the Green Building Policy G-28 attached as Appendix A to this Administrative Report No. 22-148.

PURPOSE OF REPORT

The purpose of this report is to present the Resort Municipality of Whistler's (RMOW) updated Green Building Policy (Policy or Green Building Policy) (attached as Appendix A to this report) to Council for consideration of adoption. The report also presents changes staff made to the Policy following Council review in August 2022.

Information Report Administrative Report (Decision or Direction)

DISCUSSION

Background

At the Council meeting held on August 2, 2022, Council received [Information Report No. 22-108](#) which presented a draft updated Green Building Policy including the results of the community and industry engagement that informed the draft Green Building Policy.

At the Committee of the Whole meeting of the same day, staff presented the draft policy to Council for discussion providing an opportunity for in-depth questions and comments from members of Council for staff consideration in preparation of the final proposed Policy, which has been prepared and is now presented for Council consideration of adoption.

Members of Council requested clarification on a number of items, including: requirements for the provision of electric vehicle charging infrastructure; the scope of the Policy including the size of single family dwellings to which the Policy applies; enforcement; the impact of the Policy on approval timelines

and construction cost; and a specific request to address heating of outdoor space, hot tubs and swimming pools. This report provides further background and overview on the objectives and scope of the Policy, and addresses the matters raised by Council detailing subsequent revisions that have been incorporated into the recommended final Policy presented in Appendix “A”.

The RMOW established a framework for requiring sustainability and green building measures in new development with the adoption of the existing Green Building Policy (G-23) in 2008. Green building and sustainable design practices, technologies, and standards have evolved since 2008. British Columbia has adopted a new approach to energy efficiency in new buildings with the BC Energy Step Code and the upcoming provincial Carbon Pollution Standards. As well, Whistler has adopted climate action goals in the Big Moves Climate Action Implementation Plan (Big Moves Plan). As a result, the existing Policy is outdated and Whistler’s green building requirements for new construction are no longer consistent with leading sustainability practices or the RMOW climate action goals.

Whistler’s Big Moves and 2018 Official Community Plans (OCP) identify this Policy update as a key priority to advance climate action in Whistler.

The updated Policy proposes a flexible, performance-based framework that applies to new construction in buildings under Part 9 (houses and small buildings) and Part 3 (large and complex buildings) of the BC Building Code. The Policy encourages sustainable design approaches to reduce infrastructure demands and costs, environmental impacts, greenhouse gas (GHG) emissions, and long-term building operating costs. The guidelines are grouped thematically and organized around the same six sections that were presented to Council in January and August 2022.

The Policy is a guiding document that provides overall direction with implementation to be pursued through various municipal bylaws and permitting processes in relation to Council’s discretionary approval authorities. The primary tool for implementation is through the rezoning process and registration of development covenants establishing specific green building requirements based on the policy framework. For certain development permit and building permit applications, which are non-discretionary approvals, the Policy seeks completion of the Green Building Checklist as part of the application submission. Further opportunities to implement the Policy are under development and include the building bylaw and demolition waste diversion bylaw which are described below.

The following table provides a summary review of the six sections of the updated Policy. The complete final updated Green Building Policy is presented in Appendix “A”.

Table 1 Whistler Green Building Policy Update – Summary of Content

Section	Goals	Performance Areas
Energy & Emissions	<ul style="list-style-type: none"> Align with the updated Building Bylaw to reduce the total building energy demand and target net zero energy consumption. Encourage innovative strategies to decrease energy requirements and associated GHG emissions and lower the share of energy supplied by non-renewable sources. 	<ul style="list-style-type: none"> Building Performance and Emissions Passive Design Strategies Ventilation and Air Filtration Swimming Pool Outdoor Space Heating Interior and Outdoor Lighting
Building Materials	<ul style="list-style-type: none"> Reduce solid waste generation during demolition and construction. Encourage the use of environmentally friendly materials and techniques. 	<ul style="list-style-type: none"> Demolition and Construction Waste Management Low-Emitting Materials Embodied Emissions Certified Wood Locally Sourced Materials

Sustainable Site Design	<ul style="list-style-type: none"> • Preserve, restore and enhance the site and surrounding areas. • Encourage landscaping strategies promoting biodiversity and enhancing the natural spaces, and mitigating the impact of development activities on the natural environment. 	<ul style="list-style-type: none"> • Site Planning • Soils and Fill • Setbacks for Underground Parking Structure
Green Mobility	<ul style="list-style-type: none"> • Scale up EV charging infrastructures, reduce car dependency, encourage alternative transportation modes and pedestrian friendly design. 	<ul style="list-style-type: none"> • EV Charging Infrastructures • Pedestrian Friendliness • Short-Term Bicycle Parking • Long-Term Bicycle Parking • End of Trip Facilities • Active Transportation Amenities
Water Conservation & Rainwater Management	<ul style="list-style-type: none"> • Reduce the use of potable water for indoor and outdoor water uses. • Reduce stormwater runoff and manage the quantity and quality of stormwater. 	<ul style="list-style-type: none"> • Integrated Potable Water Management Approach • Indoor Potable Water Use • Outdoor Potable Water Use • Stormwater Management • Impervious Surfaces
Solid Waste	<ul style="list-style-type: none"> • Reduce the solid waste generation during operational phases of the development. 	<ul style="list-style-type: none"> • Residential Waste Storage Area • Operational Waste Reduction and Management

Each section contains a description of objectives and intent, along with performance-based guidelines that include a mix of criteria, targets and information submittal requirements as considered appropriate to achieve the overall goals and objectives of the Policy.

The updated Green Building Policy reflects significant input from Whistler’s building sectors. Staff developed and carried out two rounds of engagement, involving builders, architects, and designers as well as the municipal Advisory Design Panel (ADP). A summary of all the engagement activities is provided later in this report. For more detailed information about the engagement activities that were conducted, please refer to [Information Report No. 22-108](#).

The Green Building Policy includes a Green Building Policy Checklist for applicants to submit as part of a rezoning application. The checklist describes supporting documents and reports that need to be submitted to demonstrate compliance with the Green Building Policy guidelines. The single checklist will provide clear guidance to applicants and streamline the application review process.

Submission of a Green Building Checklist is encouraged for development permit applications involving new multi-family, commercial or industrial development in all Development Permit Areas (DPAs), and building permit applications for new single family dwellings over 325 square metres of total floor area. This provides an opportunity for applicants to describe how their proposals align with Whistler’s Green Building Policy and climate action goals.

August 2nd Committee of the Whole

On August 2, 2022, Council received [Information Report No. 22-108](#), presenting the draft updated Green Building Policy and including the results of the community and industry engagement that were completed and informed the draft Green Building Policy. Comments and questions raised by members of Council are summarized as follow:

- How were the ratios for certain guidelines established (e.g. ratio for electric vehicle infrastructure and bicycle parking)?

- The ratios for electric vehicle (EV) infrastructure are based on the recently adopted Whistler EV Strategy and have been benchmarked against requirements in other municipalities in British Columbia. Ratios for short-term and long-term bicycle parking were benchmarked against other nearby and comparable communities.
- How will the Policy be enforced once adopted?
 - Per the RMOW's current practice, green building commitments are secured by S.219 covenant as a condition of adoption of the zoning amendment.
- How will the Policy apply to Development Permit and Building Permit applications?
 - As Development and Building permits are non-discretionary, Green Building Policy requirements cannot be mandated as part of the permit approval process, as it can for a rezoning process and covenants. These applications are subject to approval consistent with applicable development permit designations and guidelines contained in the OCP, and the BC Building Code and Building Bylaw. To encourage consideration and integration of measures contained in the Green Building Policy within their projects, applicants will be requested to submit a Green Building Policy Checklist and sustainability narrative so staff may assess the sustainability features of the proposed development and provide feedback to applicants. In the Policy, staff recommends focusing on larger single family dwellings, as well as multifamily, commercial and industrial developments. Additional details are provided in the analysis section of this report, including the threshold selected for the size of single family dwellings.
- Can the Policy address outdoor heated spaces, swimming pools and hot tubs?
 - As the RMOW is currently not imposing Greenhouse Gas Intensity (GHGI) limits, it is challenging to address outdoor heated space, swimming pools and hot tubs energy efficiency. However, staff developed a set of requirements addressing what affects the energy consumption of swimming pools, hot tubs and outdoor space heating devices (e.g. pumps, heating systems, fuel). Details are provided below in the analysis section.
- What impacts will the Policy have on approval timelines?
 - With up-to-date guidelines and a single checklist, the updated Policy will be easier for both applicants and RMOW staff. This should lead to improved processing timelines and require fewer staff hours to administer. Moving forward, the Green Building Policy can be updated regularly to address evolution in green building technology and regulatory conditions.
- How the Policy will impact construction costs?
 - Addressing the sustainability aspect of major rezoning projects through the Green Building Policy is necessary to meet the RMOW climate action goals. However, staff recognizes that the updated Policy will have an impact on construction costs. Therefore, staff was careful when crafting the requirement to avoid requiring unnecessary third-party experts or consultants that could substantially increase the costs (e.g. Qualified Environmental Professional Report). To identify and measure possible cost premiums associated with the proposed performance guidelines, staff has undertaken an analysis of each requirement of the updated Policy. Staff has determined that the Policy requirements will be mandated for 61% of all rezoning applications. Considering the

RMOW receives an average of 4 rezoning applications per year, staff believe this to be a reasonable approach. More details about the construction costs are provided in the analysis section below.

Analysis

Staff refined the Green Building Policy to address feedback received from Council. The following section describes changes staff made to the Green Building Policy and how the feedback from Council was addressed. No further engagement with industry or the public was undertaken since the draft Policy was presented to Council in August and no further correspondence or submissions were received.

Energy and Emissions

In response to Council direction, staff added performance guidelines addressing the energy consumption of swimming pools, hot tubs and outdoor space heating. To improve swimming pool and hot tub energy efficiency, new developments subject to a rezoning will be required to:

- incorporate pool insulation under and around the pool structure to reduce heat loss and associated energy consumption.
- install energy-efficient pool and hot tub pump to reduce energy consumption.
- install a pool and hot tub water heating system(s) that is not supplied by fossil fuel (i.e. natural gas).
- install a pool and hot tub cover to reduce pool evaporation and associated energy loss

To reduce environmental impacts associated with outdoor space heating, new development subject to a rezoning that wishes to install outdoor space heating devices or systems incorporated into buildings will have to select non-fossil fuel heating devices such as infrared/electric devices. Note that this only addresses built-in outdoor heating systems and not portable heating devices.

In December 2022, the Province of British Columbia will introduce the Building Carbon Pollution Standard, a new regulation for new buildings that is expected to be added to the BC Building Code. These targets will enable the RMOW to regulate GHG emissions of new construction. To reference the upcoming provincial Carbon Pollution Standards, staff added language within section 4.1. Staff also added language within 4.2.1.1 to anticipate the implementation of the new provincial carbon pollution requirements. Note that the Green Building Policy does not require specific emissions levels from the Carbon Pollution Standards as these will be integrated within amendments to the RMOW Building and Plumbing Bylaw which has been under development and will incorporate the new provincial regulations. The modifications made by staff to the Green Building Policy anticipate these upcoming changes. Staff anticipate integration of these new provincial targets within the RMOW Building and Plumbing Bylaw in 2023.

Building Materials

Within this section, staff reviewed the Demolition and Construction Waste Management guidelines and made changes to ensure that the Policy will be aligned with the Demolition Waste Diversion Bylaw, which is currently being developed by Infrastructure Services.

Staff removed the minimum diversion/recycling rate target to be less prescriptive. Instead of meeting a diversion/recycling target for demolition and construction waste, applicants will develop and implement

a Demolition and Construction Waste Management Plan to recycle and/or salvage demolition, construction and land-clearing waste. The plan will include a description of measures that will be taken to increase recycling and diversion rate. These changes were made by staff to guarantee alignment with the future bylaw. They will also be useful to inform the development of the Demolition Waste Diversion Bylaw and provide a foundation for target setting regarding demolition and construction waste diversion.

Procedure and Implementation

The RMOW has an opportunity to require sustainability commitments in new development through the discretionary authority to enact and amend zoning bylaws. The Policy establishes guidelines and requirements to meet higher sustainability standards for projects going through rezoning. The Green Building Policy is recommended to be used by applicants for Development Permits and for Building Permits for houses over 325 square metres to demonstrate alignment with the RMOW’s sustainability and green building objectives. The application procedures and associated green building information requirements are summarized in the table below:

Table 2 Summary of Green Building Information Requirements

Application Information	Zoning Amendment	Development Permit	Building Permit – greater than 325m ² floor area
Application Checklist Submit a completed <i>Green Building Policy Checklist</i> and a narrative for the project.	Required	Recommended	Recommended
Green Building Commitment S.219 covenant requirement development consistent with the Green Building Policy		Not required	Not required

All rezoning applications must submit a Green Building Policy Checklist and sustainability narrative summarizing how the project addresses each section of the Policy. Per the RMOW’s practice, green building commitments are secured by covenant as a condition of adoption of the zoning amendment. Staff undertook an analysis of rezoning applications received in the past four years to evaluate the potential impact of the updated Policy. Since 2019, the planning department received an average of 4 rezoning applications per year for a total of 18 rezoning applications. Staff analyzed every application and determined that on average, the Green Building Policy applied to 61 percent of all rezoning applications. The Green Building Policy was not applicable to rezoning applications that did not involve new construction, such as RMOW-led amendments related to adoption of the OCP, to modify permitted uses within a zone, to remove or add the requirements to obtain a Temporary Use Permit (TUP) for certain activities, or to restrict key food and beverages locations in Whistler Village and Whistler Creek core commercial areas.

Projects will be encouraged to submit a Green Building Policy Checklist and sustainability narrative with Development Permit applications involving new multi-family, commercial or industrial development in all DPAs. This allows applicants an opportunity to show alignment with the Green Building Policy and the RMOW’s green building priorities. Unlike the rezoning process, the RMOW’s Development Permit approval does not include covenanting green building features. Development Permit approval is not discretionary; Council’s approval authority for development permits is exercised in accordance with the DPA guidelines established in the OCP. Based on an analysis of Development Permits issued since 2019, staff estimate that the Policy would apply to approximately 20 percent of all Development Permit applications. The Green Building Policy was not applicable to the remaining 80 percent of Development Permit applications as they did not relate to new multi-family, commercial or industrial development.

At the August 2nd Committee of the Whole meeting, staff proposed that applicants be requested to submit a completed Green Building Policy Checklist and narrative for single family dwellings over 465 square metres at building permit stage. Following that meeting, staff has undertaken an analysis of all building permits issued for single family dwellings in Whistler since 2012 to identify an appropriate threshold to recommend a Green Building Policy Checklist for large single family homes regarding total floor area at building permit stage.

Approximately 46 percent of building permits issued for single family dwellings since 2012 are for buildings under 325 square metres of total floor area.

Table 3 Building Permit issued per Single Family Dwelling Size from 2012 to 2022

New Single Family Dwelling Total Floor Area	Total number of Building Permit issued	Average number of Building Permit issued per year
Under 325m ² (~3500ft ²)	136 (45.95%)	14
325m ² (~3500ft ²) to 375m ² (~4000ft ²)	45 (15.2%)	5
375m ² (~4000ft ²) to 418m ² (~4500ft ²)	27 (9.12%)	2
418m ² (~4500ft ²) to 465m ² (~5000ft ²)	28 (9.46%)	3
Over 465m ² (~5000ft ²)	60 (20.27%)	5
Total	296	27

As shown in Table 2 above, over half (54%) of building permits have been issued for homes over 325 square metres since 2012. According to Statistics Canada, the median size of single family homes in British Columbia was 196 square metres in 2018. Houses over 325 square metres are considered to be very large, nearly double the median size of a single family home in BC. Large single family homes are significant contributors to GHG emissions; establishing a comprehensive sustainability approach for these projects is important to accelerate the RMOW’s sustainability and green building objectives.

Staff proposes to establish 325 square metres as the threshold for application of the Green Building Policy for single family homes. This threshold is reasonable as it addresses very large single family homes. Green building provisions will not be secured through covenant for Development Permit and Building Permit projects as review and approval of these permits is not discretionary.

In the future, climate action goals and energy efficiency for applications other than a rezoning will be addressed through the following RMOW initiatives:

- Building and Plumbing Bylaw will be updated to reference the BC Energy Step Code and the Provincial Carbon Pollution Standards. This update will allow the RMOW to establish a Greenhouse Gas emission cap for a whole building and Greenhouse Gas Intensity limits to regulate the emissions of new construction.
- Infrastructure Services is working on a Demolition Waste Diversion Bylaw to establish a minimum diversion rate for demolition waste.

As described above, the intent of the Green Building Policy is to serve as a guiding document to clearly define the municipality’s expectations regarding sustainable development. Moving forward, staff will evaluate future opportunities to embed the Policy requirements in other bylaws and development processes.

Construction Costs

Staff recognizes that the updated Policy will have an impact on construction costs and may introduce additional design, labor and material costs. However, staff was careful when crafting the requirements to avoid inducing unnecessary cost premiums. The Policy isn't requiring major additional submittal requirements. Instead, it is mandating more detailed drawings and plans that are already required as part of our current rezoning application process. For rezoning applications, staff expects the following submittal requirement to introduce additional costs:

- Energy Step Code Compliance Report(s)
 - Pre-construction Compliance Report
 - As-built Compliance Report
- Life Cycle Assessment (LCA) reporting the embodied carbon of new building
- Stormwater Management Plan

As with the 2008 Green Building Policy, the requirement of technical reports and a building standard that exceeds minimum building code requirements may add incremental costs to projects. Note that these requirements are only mandatory for rezoning applications and they have been benchmarked against green building frameworks in nearby and similar municipalities. Costs related to green building will scale with the size and complexity of rezoning applications, and the requirements important for the RMOW to meet its climate action goals.

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

[Green Building Policy G-23 Update, Report No. 22-108, August 2, 2022](#)

This report presented a draft updated Green Building Policy and included the results of the community industry engagement that have been completed and that have informed the draft Green Building Policy.

[Big Moves Climate Action Implementation Plan, Report No. 22-114, August 2, 2022](#)

The purpose of this report is to share with Council the Big Moves Climate Action Implementation Plan (Big Moves CAIP), which consolidates key aspects of the Big Moves Strategy and the Community Energy and Climate Action Plan (CECAP) with a focus on implementation toward meeting our goals of reducing Greenhouse Gas (GHG) emissions by 50% below 2007 levels by 2030 and increasing Whistler's resilience to the impacts of climate change. The purpose is also to seek Council approval to replace the 2016 CECAP with the 2022 Big Moves CAIP as the guiding climate action implementation plan for Whistler and to move from quarterly update reports on CECAP to semi-annual update reports on the Big Moves CAIP.

[Green Building Policy G-23 Update, Report No. 22-007, January 25, 2022](#)

This report provided Council with an overview of the proposed update to the Green Building Policy and presented a community and stakeholder engagement process that was endorsed by Council.

[Whistler Zero Waste Action Plan 2021-2026](#)

Whistler Zero Waste Action Plan outlines strategies and actions organized by type: education, programs, infrastructure, advocacy, and bylaw/regulatory. These strategies are the ones over which the RMOW has jurisdiction. Strategies are higher level directions, whereas actions are specific initiatives or deliverables within each strategy. The updated Green Building Policy aligns with the plan and advances several strategies, particularly the ones relating to infrastructures and bylaw/regulatory. Further, the updated Green Building Policy will help implement several actions and initiatives identified within the Whistler Zero Waste Action Plan.

[File No. 5290 – Climate Action Big Moves Strategy, Report No. 20-126](#)

Whistler's Climate Action Big Moves Strategy outlines climate change mitigation priorities to accelerate climate action and achieve significant greenhouse gas (GHG) reductions. The Big Moves Strategy serves as a basis for establishing priorities within the Green Building Policy. The updated Green Building Policy advances the following Big Moves to accelerate climate action in Whistler and meet RMOW's climate targets:

- Big Move #1: Move beyond the car, by ensuring that building and site designs address active transportation facilities;
- Big Move #2: Decarbonize passenger and commercial transport, by introducing requirements for electric vehicle charging infrastructure;
- Big Move #4: Build zero emission buildings, by aligning the Green Building Policy requirements with Whistler's Step Code implementation roadmap; and
- Big Move #6: Close the loop and shift toward lower carbon consumption, by updating demolition and construction waste diversion requirements, recycled and renewable building material requirements, and waste room requirements in mixed-use and multi-unit buildings.

[Whistler Transportation Action Plan 2018-2028](#)

Whistler Transportation Action Plan is the long-term transportation plan for the RMOW. It was developed to identify initiatives and projects to be implemented over the next ten years to continue to improve our transportation system. The Green Mobility section of the updated Green Building Policy advances the following goals of the Transportation Action Plan:

- Goal 2: Integrate the transportation system with land-use planning to minimize the need for travel by motor vehicle;
- Goal 3: Minimize GHG emissions created by the transportation system;
- Goal 4: Support the increased use of preferred modes of transportation for all travel purposes to reduce dependence on private motor vehicles.

[File No. A073 – Building and Plumbing Regulation Amendment Bylaw \(Energy Step Code\) No. 2197, 2018 Report No. 18-093, July 10, 2018](#)

On July 10, 2018, RMOW Council received Administrative Report No. 18-093 to seek first, second and third readings for, "Building and Plumbing Regulation Amendment Bylaw (Energy Step Code) No. 2197, 2018" to enable the BC Energy Step Code within Whistler. The adoption of the BC Energy Step Code by the RMOW triggered the need to update the Green Building Policy as the primary tool for regulating new building emissions in BC and in Whistler is now the Step Code. The Energy and Emissions section of the updated Green Building Policy advances the BC Energy Step Code implementation in Whistler.

On October 20, 2008, RMOW Council received Administrative Report No. 08-155 and approved the current Green Building Policy.

Corporate Plan

The RMOW Corporate Plan is updated annually and articulates strategic direction for the organization. This section identifies how this report links to the plan.

Council Focus Areas

Community Balance

*Effectively **balance resort and community needs** through deliberate planning, partnerships and investment*

Climate Action

*Provide leadership to **accelerate climate action and environmental performance** across the community*

Housing

*Advance strategic and innovative initiatives to enable and **deliver additional employee housing***

Pandemic Recovery

*Leadership and support for **community and tourism recovery and sustainability** – priority focuses are where recovery needs intersect with other Council focus areas*

Not Applicable

Community Vision and Official Community Plan

The OCP is the RMOW's most important guiding document that sets the community vision and long-term community direction. This section identifies how this report applies to the OCP.

Chapter 5: Land Use and Development addresses residential and tourist accommodation, commercial and industrial space, and agricultural and extractive uses. The proposed Green Building Policy directly supports Goal 5.4 of this chapter that seeks to reduce the environmental and energy impacts of residential neighbourhoods to improve the quality of life and sustainability of the resort community. The Green Building Policy also directly supports the objectives and policies below:

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|---------|-----------|--|
| 5.4.1 | Objective | Encourage environmentally-friendly and energy efficient design, construction and renovation standards for both new developments and redevelopment of residential areas. |
| 5.4.1.1 | Policy | Encourage all new buildings and renovations to be built with environmentally sustainable methods, standards and technologies including by implementing the BC Energy Step Code |
| 5.4.1.3 | Policy | Ensure all neighbourhoods are well-connected to local transit, trails, green space, amenities and services. |

Chapter 7: Natural Environment aims at protecting, monitoring and restoring Whistler's natural environment. Specifically, the Policy supports Goal 7.1 that seeks to protect, manage and restore Whistler's sensitive ecosystems, wildlife, habitat and biodiversity.

- 7.1.1 Objective Implement land development approaches that minimize negative impacts on the natural environment.
- 7.1.1.2 Policy Minimize habitat fragmentation, while focusing on maintaining the interconnected components, functions and processes of local ecosystems.
- 7.1.1.3 Policy Wherever possible, link sensitive ecosystems, such as aquatic habitats, to parks, greenways or other natural areas to minimize habitat fragmentation.
- 7.1.1.7 Policy During development or significant redevelopment, the preferred outcome is avoidance of negative environmental impacts, followed by minimization or mitigation, thirdly, by restoration and, lastly, by compensation for impacts.
- 7.1.1.12 Policy Reduce the use of night-time lighting and contain glare to retain the quality of the night sky, while meeting safety needs.

Goal 7.2 is also relevant for the Green Building Policy, since it seeks to proactively manage natural areas and make them resilient to climate change.

- 7.2.2 Objective Manage, protect and restore native species, habitat and biodiversity in response to climate change forecasts and impacts.
- 7.2.2.2 Policy Enhance natural resilience to climate change by reducing threats such as habitat fragmentation, degradation and destruction, eutrophication, pollution and the introduction of invasive species.
- 7.2.2.3 Policy Encourage the use of native plant species that minimize the necessity for significant watering as a means of protecting local biodiversity and adapting to climate change.
- 7.2.2.4 Policy Prohibit the use of invasive plant species and support eradication of existing invasive plants.
- 7.2.2.7 Policy Maintain connectivity of natural landscapes to allow species the opportunity to shift to more suitable habitats, as climate change impacts are experienced.

Goal 7.3 outlines a commitment to protect water quality and quantity in local water bodies, streams and groundwater. The Green Building Policy, through the Water Conservation and Rainwater Management section support this goal of the OCP, and the objective and policy described below.

- 7.3.2 Objective Maintain overland and in-stream water flows after development and significant redevelopment.
- 7.3.2.4 Policy Require a stormwater management plan for development and significant redevelopment that balances pre- and post-development surface flows.

Chapter 10: Climate Action and Energy confirms the community’s recognition that climate change is real, that reducing GHG emissions is beneficial to our broader well-being and that governments should act promptly to mitigate the negative impacts of climate change. In relation to the Green Building Policy, Goal 10.2 aims at substantially reducing GHG emissions from vehicles and transportation.

- 10.2.3.1 Policy Integrate support for electric vehicle charging infrastructure into relevant municipal development policies, including electric vehicle-readiness

requirements for parking areas and garages in new, or significant redevelopment, projects.

Goal 10.3 seeks to substantially reduce GHG emissions from buildings and infrastructure, and supports the updated Green Building Policy.

- | | | |
|----------|-----------|--|
| 10.3.1 | Objective | Make energy conservation and energy efficiency initiatives the core strategy and highest priority for achieving our GHG emission reduction goals. |
| 10.3.1.1 | Policy | Maintain, update and apply the Green Building Policy to reflect leading practices in energy efficiency and local government jurisdiction, including a broad, progressive integration of the BC Energy Step Code. |

Chapter 13 establishes Development Permit Areas designated for the protection of the natural environment, its ecosystems and biological diversity, and for the establishment of objectives for the form and character of developments. The updated Green Building Policy aligns with and reinforces relevant Development Permit Areas guidelines. When crafting the guidelines for the Policy, staff reviewed the DPA guidelines for consistency. The Green Building Policy will provide a framework to guide future DPA updates.

The RMOW's Big Moves Plan sets out several recommended actions to reduce Whistler's contribution to climate change that can be supported by the Green Building Policy. Relevant actions for the Policy are found within section 6.2 *Stationary Energy Use – Buildings & Infrastructure GHG Emissions*:

- 6.2.2.4 Maintain and update the RMOW Green Building Policy to require higher energy performance standards during rezoning for new residential buildings.
- 6.2.2.10 Maintain and update the RMOW Green Building Policy to modernize the framework and ensure that opportunities to increase energy performance outcomes are identified and leveraged during permit approval and rezoning processes (commercial, institutional and residential).

Relevant actions can also be found within section 6.4 *Solid Waste System-based GHG Emissions*:

- 6.4.1.3 Evaluate opportunities to require new development or significant redevelopment to incorporate meaningful measures to minimize solid waste during design and construction, deconstruct rather than demolish, and encourage alternative and evolving methods of waste diversion during building operation.

BUDGET CONSIDERATIONS

Staff time and related resources required for this work is covered by the Planning Department budget.

LÍLWAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the Líl'wat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumixw* to: create an enduring

relationship; establish collaborative processes for Crown land planning; achieve mutual objectives; and enable participation in Whistler's resort economy.

There are no specific considerations to include in this report.

COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

Inform Consult Involve Collaborate Empower

Comment(s):

The updated Green Building Policy reflects significant input from Whistler's building sectors. Staff developed and carried out two rounds of engagement, involving builders, architects, and designers as well as the ADP. A summary of all the engagement activities is provided below.

Engagement

Staff has undertaken targeted engagement with the building and design sectors at two points during the development of the draft Green Building Policy. The first building sector virtual workshop aimed to identify opportunities and constraints, and the feasibility of proposed sections and performance areas. Participants were generally supportive of the Green Building Policy update and had a range of suggestions to refine and focus the performance areas, requirements, and targets.

The Green Building Policy update was also presented to ADP in March 2022 for comment and feedback. The ADP was supportive of the proposed approach to update the Green Building Policy and suggested bringing the draft Policy back to the building sector for focused engagement before bringing it forward to Council.

A second round of industry consultation was undertaken in May 2022 using Whistler's community engagement portal (engage.whistler.ca). Participants were asked to review and provide comments on the draft policy. Twelve responses were received through the feedback form. Feedback received through this engagement activity indicated support of the proposed Policy and supported a flexible performance-based approach.

Following the engagement activities, staff undertook a thorough review of the input received and refined the Green Building Policy. Feedback received pointed out that prescriptive targets for building materials were challenging to meet so staff removed them to be more performance-based. Guidelines were reviewed in the Water Conservation and Rainwater Management section to encourage on-site water storage for irrigation as several stakeholders suggested this should be addressed. Following feedback received, a guideline was added addressing electrical outlets for bicycle parking to support e-bikes and other e-mobility devices. Staff decided not to address certain suggestions from the engagement as they were considered out of scope. For example, the suggestion to reduce parking minimum standards was not included in the Policy as it does not relate to the building performance itself and because it could be better taken care of through another bylaw and a more comprehensive review that addresses locational considerations. A detailed summary of the engagement input and how it was addressed was provided in [Information Report No. 22-108](#).

REFERENCES

Appendix A – Green Building Policy G-28 and Checklist

SUMMARY

This report presents the Green Building Policy to Council for consideration of adoption. Following Council review of the draft Policy on August 2nd, staff considered further revisions based on Council feedback. This report describes changes staff made to the Green Building Policy and how the feedback from Council was addressed.

Whistler's updated Green Building Policy is an important step toward Whistler's sustainability and climate action goals established in the OCP, and Big Moves Plan. The Policy will be vital in addressing the climate change emergency and substantially reducing GHG emissions in Whistler. It will be a tool available to municipal staff to aid in evaluating development applications through the lens of sustainability and climate change mitigation and adaptation. Moving forward, the Green Building Policy may be regularly updated and refined based on experience and to address ever-evolving changes in technology and regulatory conditions. Opportunities to imbed the Policy in municipal bylaws and development processes, such as the Building and Plumbing Bylaw, and the Demolition Waste Diversion Bylaw will be brought forward for future Council consideration.

SIGN-OFFS

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