

What is the Energy, Water & GHG DPA?

The purpose of this Development Permit Area is to complement Council's Green Building Strategy as it applies to new buildings, including private sector and Municipal building projects and, to foster the conservation and efficient use of energy and water to reduce building-generated greenhouse gases. The **Energy Conservation, Water Conservation and Greenhouse Gas Reduction DPA (The Energy, Water & GHG DPA), Map** captures all zones and OCP designations intended for commercial, multi-family, intensive residential or industrial uses. All development or subdivision of land within this DPA requires a development permit unless the activity is specifically exempted. It does not apply to single family residential or institutional development.

In 2007, buildings in the District were estimated to contribute approximately 50% of the community's greenhouse gas emissions. The District is seeking to reduce community GHG emissions by 8% from the 2007 levels by 2020, 13% by 2030 and 21% by 2050. The District also supports community wide efforts to reduce overall GHG emissions by 33% by 2030.



Objectives

The Energy, Water & GHG DPA is established to:

1. **reduce energy and water consumption in new buildings;**
2. **create a positive impact on the natural environment;**
3. **make the best possible use of existing infrastructure and minimize the need for further expansion**
4. **reduce the costs associated with the on-going operation and maintenance of buildings;**
5. **encourage comfort and health of occupants and the efficient use of materials and resources in new buildings; and**
6. **encourage and support innovation in building design and development.**

More Efficient Development

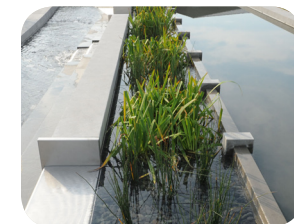
The guidelines provide several suggestions for achieving efficient development within each category of **Energy Conservation, Water Conservation and Greenhouse Gas Reduction DPA**. The guidelines are not intended to be prescriptive nor are they a definitive listing. Rather, they suggest issues to be considered and designers may respond to these guidelines in a variety of different ways. Creativity is encouraged. It is also important to consider other measures which reduce a building's overall carbon footprint through a variety of strategies to make the best use of the site.

The following are the key principles of the Guidelines for the Energy, Water & GHG, DPA. There are certain activities, however, that may

be exempt from the DPA requirements, so please check the DPA Bylaw for exemptions. If you are unsure, District staff can assist you.

1. **An integrated design approach should be used to identify opportunities to reduce a building's energy and water consumption, improve overall building energy performance, reduce GHG emissions, reduce the overall carbon footprint and take into consideration the source, type and future disposal/recycle fate of the building materials used.**
2. **A qualified professional retained by the applicant is required to coordinate and direct an integrated design approach with a written report summarizing the proposed measures to be incorporated in the proposed development.**
3. **Development should be designed and constructed so that the energy budget for proposed buildings and structures will be at least 33% better than the applicable standard in the Model National Energy Code for Buildings or at least 24% better than the applicable standard in ASHRAE 90.1 – 2007.**

Please refer to **Schedule B of the Official Community Plan** for the complete description of the Guidelines and Exemptions for the Energy & Water Conservation and GHG Emission Reduction DPA.



What is an Official Community Plan (OCP)?

An OCP sets out the vision, goals and overarching policies guiding the municipality. Council, staff and citizens use the OCP to help make decisions on where we locate housing, what our transportation priorities are and how we provide recreational and municipal services. An OCP applies to the whole District and maps out how we want to progress as a community.

Development Permit Areas (DPAs)

Development Permit Areas are identified in the OCP. Specific development guidelines apply to all new development within these delineated areas. There are four DPA categories:



Protection of the Natural Environment, its Ecosystem and Biological Diversity: Natural Environment and Streamside Protection



Protection of Development from Hazardous Conditions: Creek Hazard, Wildfire Hazard, Slope Hazard



Energy and Water Conservation and Reduction of Greenhouse Gases



Form and Character of Development

The Permit Process

1. If your property is included within one or more DPAs, discuss your proposed work with District staff early in the process. You will be advised whether the proposed work is exempt from the DPA, or whether an assessment by a Qualified Professional (QP) is needed.
2. If more than one DPA is involved, you may be required to appoint a lead professional to coordinate the process.

FOR MORE INFORMATION

Background information and the detailed DPA guidelines, exemptions and maps are available on the District website at www.dnv.org/dpa.

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THE DISTRICT OF
NORTH VANCOUVER
**ENERGY AND WATER
CONSERVATION AND
GREENHOUSE GAS
EMISSION REDUCTION
DPA**



SCHEDULE B OF THE OFFICIAL COMMUNITY PLAN