



City of
Courtenay

Corporate Facility Energy Management Plan

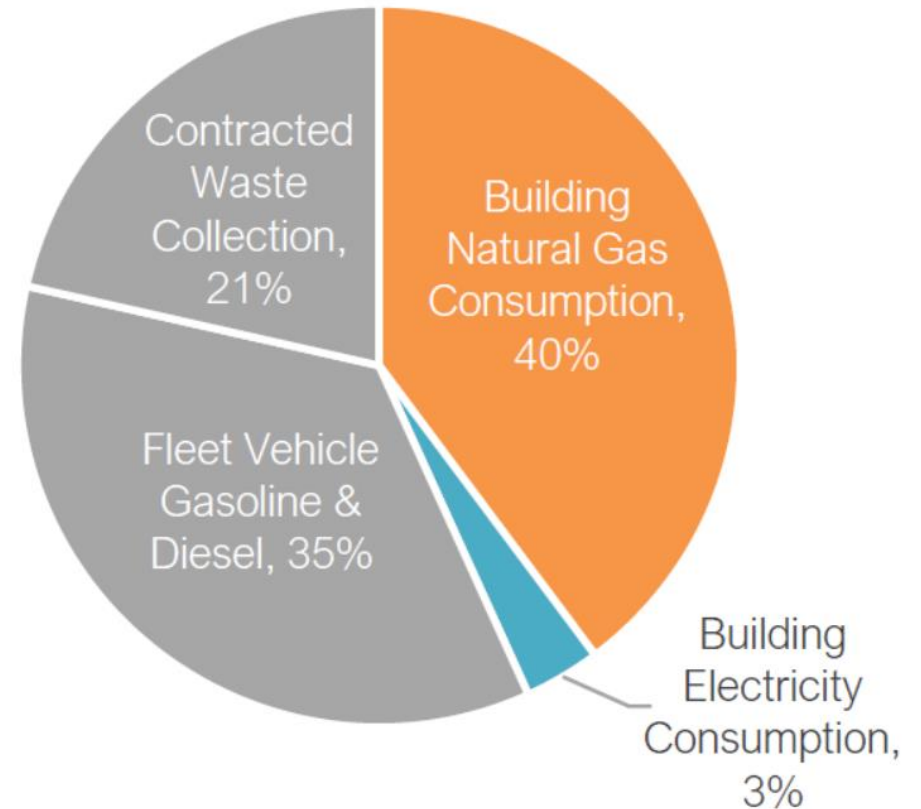


Objective

Vision: modern and efficient facilities.

Identify building upgrades and retrofits required to achieve greenhouse gas reduction targets in City owned buildings.

Corporate Emissions Breakdown by Source



Planning Successful Building Upgrades

Focus on buildings that consume the most natural gas

Align replacements with end of life of equipment

Work with BC Hydro

Consult Building Occupants

Seek Grants and External Funding

Track Progress Over Time

Scope

All facilities owned by the City of Courtenay are included in the planning study

Primary Facilities	Smaller Facilities
<ul style="list-style-type: none">• 11 large facilities• 90% of emissions from buildings• Detailed ASHRAE Level 2 energy assessments• Funded by: FCM Green Municipal Fund, Community Buildings Retrofit Initiative• Final Report: GHG Reduction Pathway Report	<ul style="list-style-type: none">• 18 facilities• 10% of emissions from buildings• ASHRAE Level 1 energy assessments• Funded by: BC Hydro, Integrated Energy Audits• Final Report: Integrated Energy Audit

Building Emission Sources

■ Largest Emitters ■ Other Large Facilities ■ Other Emission Sources



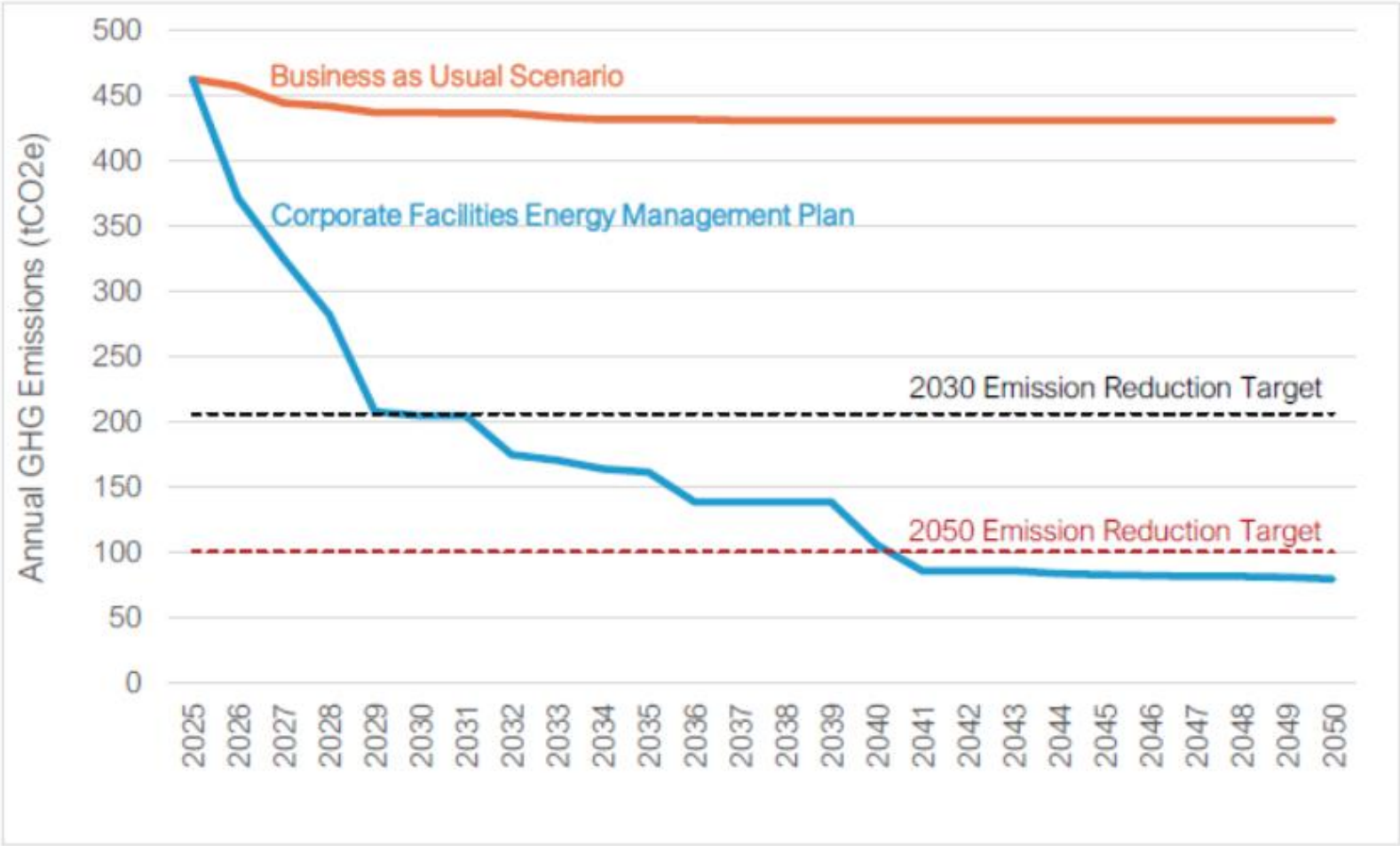
Implementation

A series of retrofits and upgrade projects in City owned facilities completed from 2026 - 2050

Approach:

1. Optimize the operation of existing equipment
2. Upgrade equipment at end of life
 - a. Replace existing equipment with high efficiency electric equipment
3. Onsite renewable energy

Facility Energy Management Strategy



5-Year Financial Implications

	2026	2027	2028	2029	2030
TOTAL	\$ 1,037,000	\$ 1,132,000	\$ 980,000	\$ 852,500	\$ 950,000
Base Case	\$298,000	\$688,000	\$498,000	\$107,000	\$13,000

- Base case represents the costs of existing equipment replacement
- This project has been grant funded, with no tax impacts.
 - Additional grant funding streams are available for implementation
- The City has approximately **\$1,369,000** of GHG and LGCAP-related reserves
- These amounts are included in the 5-year Financial Plan, and 2026 budget for council consideration

Resolutions

THAT council adopt the Corporate Facility Energy Management Plan to meet the provincially legislated 2030 building sector greenhouse gas emission target of 59-64% below 2007 levels; and

THAT new municipal facilities meet the BC Energy Step Code, and Zero Carbon Step Code requirements outlined in the City of Courtenay Building Bylaw.

Questions?