



## Green Buildings Priority Stream

Program Requirements & Process Steps  
The City of Calgary  
Last Updated: January 22, 2023

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**Step 1** Unless completed already, prospective Priority Stream participants shall contact the Program Coordinator to discuss the project at [greenbuildings@calgary.ca](mailto:greenbuildings@calgary.ca) or 403-700-1372.

**Step 2** Request a development permit [DART pre-application meeting](#) by calling Planning Customer Service Line at 403-268-5311.

In addition to the standard pre-application requirements, the pre-application submission must include:

- a) request to enter the Green Buildings Priority Stream;
- b) anticipated level of performance, labelling or certification program to be pursued;
- c) anticipated energy conservation measures and/or renewable energy systems required to achieve the intended building performance, label, or certification;
- d) anticipated energy advisor or qualified consultant;
- e) (if known) anticipated GHG reductions - completed [Emissions Calculator](#) form; and
- f) (if known) anticipated land use bylaw relaxations (e.g., parking, height, landscaping) required to achieve to the intended building performance.

**Step 3** Submit a [development permit application](#).

In addition to the standard development permit application requirements the submission must include required information specified in the applicable Program Entry Pathway:

Pathway #1: [NECB 2017](#)

Pathway #2: [NBC 2019 \(AE\)](#)

Pathway #3: [Net Zero Home Label](#)

Pathway #4: [Net Zero Ready Home Label](#)

Pathway #5: [Passive House Canada Certified Building](#)

Pathway #6: [Passive House Institute US Certified Building](#)

Pathway #7: [CaGBC Zero Carbon Building](#)



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Once the applicable preliminary energy modeling, information has been reviewed, The City may do one of the following:

- a) issue a formal invitation letter to confirm that the project meets the minimum program entry criteria.
- b) request additional information to better understand the projects energy performance goals; or
- c) advise that the project does not meet the minimum program entry criteria.

**Step 4** The project is designated as a priority file by the Director of Community Planning.

**Step 5** The Program Coordinator will work with the project team to determine:

- a) key review process miles stones and associated timelines; and
- b) set of flexible, building performance conditions to formalize project's intended performance objectives.

**Step 6** Confirm the modelled energy performance through a standard performance assessment report completed by a qualified energy advisor at the building permit stage.

- Note: The City of Calgary can only enforce applicable energy code requirements at the Building Permit stage. However, it is the expectation for projects enrolled into this program to align with the GHG reductions presented at the development permit stage.

**Step 7** Validate the actual building performance through post-construction testing, final performance model or benchmarking to confirm the final energy performance rating.

- Projects leveraging one of the third-party building certification and labelling programs (i.e., Net Zero/Ready Home, Passive House Certified Building, Zero Carbon Building) require specific preliminary and final confirmation information prepared by qualified professionals as detailed by the individual building certification and labelling programs.

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