

AGENDA
ENVIRONMENT AND NATURAL AREAS ADVISORY COMMITTEE
Wednesday, April 18, 2018, 5:30– 7:30 PM
Committee Room 2, Municipal Hall

1. **ADOPTION OF MINUTES** (attachment)
 - Adoption of March 21, 2018 minutes
2. **HARO WOODS MANAGEMENT PLAN - FINAL UPDATE**
 - Presentation by the Parks Planner
3. **ELECTRIC VEHICLE CHARGING STRATEGY**
 - Overview by Senior Sustainability Planner
4. **BC ENERGY STEP CODE RECOMMENDATION** (attachment)
 - Presentation by Manager of Sustainability
5. **UPDATES**
 - Pesticide Bylaw

* Adjournment *

* * Next Meeting: April 18, 2018 * *

Please email jeff.keays@saanich.ca or call at 475-1775 ext. 3430 if you are not able to attend.

**GO GREEN! MEMBERS ARE ENCOURAGED TO
BRING THEIR OWN MUG TO THE MEETING**

MINUTES
ENIRONMENTAL AND NATURAL AREAS ADVISORY COMMITTEE
Held at Saanich Municipal Hall, Committee Room #2
March 21, 2018 at 5:30 p.m.

Present: Chair: Councillor Leif Wergeland

Members: Kevin Brown, Al-Nashir Charania, Jude Coates, Mary Haig-Brown, Roberta Hesselgrave, George Klima, Ryan Senechal, Carmel Thomson.

Staff: Adriane Pollard, Manager Environmental Services; Rebecca Newlove, Manager of Sustainability; Pam Hartling, Community Planner and Jeff Keays, Committee Clerk

Regrets: None

MINUTES

MOVED by K. Brown and seconded by R. Hesselgrave, "That the minutes of the Environmental and Natural Areas Advisory Committee meeting held February 21, 2018 be adopted as circulated."

CARRIED

CHAIR'S COMMENTS

The Chair provided the committee with an update on several Council related matters including the approval of the Mt. Doug Park Ambassador Pilot Project and the EDPA Public Hearing of March 17, 2018.

Committee discussion followed the Chair's comments, the following highlights are noted.

- Disappointment that there was an alternative to the EDPA presented.
- Concerned that repealed Bylaw will have an impact across all of Saanich and not just those affected property owners.
- The process has created divisions in the community.
- Bylaw should have been improved as opposed to repealed.
- Council wishes to move forward with a more robust process as soon as possible.

****** A. Charania arrived at the meeting at 6:28 p.m. ******

CORDOVA BAY AND CADBORO BAY LOCAL AREA PLANS UPDATE

The Community Planner provided the committee with an overview of the status of the Local Area Plan (LAP) process for both Cadboro Bay and Cordova Bay. The following highlights are noted:

- Terms of Reference adopted by Council in November, 2017.
- Planners meeting with Advisory Committees.
- Preparing for public engagement.
- Planning Village Design workshops.

- The LAPs will provide detailed guidance to Council, staff, property owners, developers, and the public to address growth and change within a neighbourhood.
- LAPs aid in decision making, provide a reasonable level of certainty about future uses, development and quality of life and set the context for considering development proposals.
- New areas of focus for the LAPs include:
 - Climate change
 - Range of mobility options
 - Housing affordability and choice
 - Centres and Villages
- Numerous opportunities for public engagement before targeted adoption in Spring of 2019, including (but not limited to):
 - Open houses and workshops
 - Pop-up events
 - Walking tours
 - Surveys
 - Focus groups
- Saanich has developed a speaker series; the first event, Building Neighbourhoods for the Future, featuring Gordon Price will be held on March 21, 2018.
 - Second event, Our Community in a Changing Climate, to be held on Monday, May 7th.
- Environment related issues that will be addressed through the process include:
 - Erosion
 - Storm water runoff
 - Steep slopes
 - Urban forest cover
 - Sea Level
 - Biodiversity loss

Committee discussion followed the presentation, the following highlights are noted:

- Council provided direction regarding stakeholder engagement.
- Staff have created baseline condition report. The document will ensure that everyone is on the same footing moving forward.
- Meeting with as many people as possible, particularly underrepresented voices, and engaging in meaningful community conversations are key to managing a multitude of competing interests.

ENA AWARDS

The Manager of Environmental Services advised the committee of the upcoming special meeting to review the ENA award nominations. Several dates were proposed. The Clerk will circulate the propose meeting date to committee via e-mail.

BC ENERGY STEP CODE OVERVIEW

The Manager of Sustainability provided the committee with an overview of the current status of the BC Energy Step Code project. The following highlights are noted:

- As of December 15, 2017, under section 5 of the Building Act, the current local government bylaws on building energy efficiency will no longer be enforceable.
- Municipalities wishing to set higher energy-efficiency standards than those in the BC Building Code are to do so using the BC Energy Step Code.
- The Step Code is a voluntary roadmap that establishes progressive performance steps in energy efficiency for new buildings from the current BC Building Code level to net zero energy buildings by 2032.
- The Step Code applies to new residential and commercial construction and does not currently apply to institutional buildings such as hospitals and recreation centres.
- Council approved the Terms of Reference, and allocated \$25,000 from the Council Contingency for Strategic Initiatives for the BC Energy Step Code Study at their September 11, 2017 meeting.
- Staff received considerable input from the development industry on the opportunities, concerns and potential approach for local implementation.
- In collaboration with the CRD and local municipalities (Sannich, Victoria and North Saanich) and co-hosted by the Urban Development Institute (UDI - Capital Region) and Canadian Home Builders Association (CHBA - Vancouver Island), staff have completed Phase 1 of the process.
- Phase 1 included engagement with the building industry and key stakeholders in order to provide information and raise awareness of the Step Code and to gather feedback on the opportunities, concerns and potential approach for local implementation, including Step Level, timeline and support required.
- Staff received considerable input from the development industry. This information has been used to develop a draft approach to Step Code implementation that is appropriate to Saanich/the region.
- The draft approach proposes adoption of the following:
 - November 1, 2018: Step 1 for all new Part 9 (Residential) and Part 3 (Residential and Commercial) buildings
 - January 1, 2020: Step 3 for all new Part 9 and Part 3 buildings excluding small single family dwellings (garden suites or those less than 1,200 sq ft) which would be required to meet .
 - A rebate program for Part 9 builders to provide funding support for the use of an energy advisor, to conduct a mid-construction blower-door test and to conduct a post-construction verification blower-door test.
- The proposed draft approach is consistent with that being proposed by the City of Victoria and District of North Saanich.
- In January 2018 staff received Council endorsement to use the proposed draft approach as a basis for the second phase of engagement.
- The second phase of engagement has included a wide variety of engagement methods, including workshops, survey, Part 3 focus group meeting, one-on-one meetings and phone call discussions. This second phase of engagement has been co-hosted with UDI (Capital Region), CHBA (Vancouver Island), Vancouver Island Construction Association (VICA), City of Victoria and District of North Saanich. This second phase

of engagement is now concluding and staff has received considerable input from industry and key stakeholders on the proposed approach.

- This feedback will be used to review the proposed approach prior to reporting back to council.

Committee discussion followed the presentation, the following highlights are noted:

- Staff have developed replies to a number of the industry related concerns.
- Plan speaks to new buildings only, numerous programs and plans to address existing homes.
- The Province commissioned a costing study, the lowest incremental cost as a result of the proposed plan is a 1.1% increase, which is lower than the associated costs to the pre-existing building code.
- Increased costs are manageable across the supply chain, be ambitious, start at Level 3.
- Program is about energy efficiency, not Green Building Materials. Built Green Gold results in only a 15% improvement in efficiency, whereas the Step Code 3 achieves a 20% improvement (for residential Part 9).
- Province developing a plan for institutional uses where energy consumption can be unique to the specific use.
- Realtor workshops are to assist with disseminating information down to the public by presenting features beyond location and on-site amenities. Feature sheets that could include a potential Step Code labelling scheme could advertise the home's position (and related efficiency ratings) on the code to interested buyers.

**** A. Charania left the meeting at 6:59 p.m. ****

PESTICIDE BYLAW

The Manager of Environmental Services provided the committee with an overview of the March 14, 2018 Memo – Proposed Update to the Pesticide Bylaw. The following highlights are noted:

- Pesticide Bylaw adopted by Council in 2010.
- In 2015, the provincial government amended the Integrated Pest Management Act (IMPA). The amendments came into effect on July 1, 2016.
- Amendments do not take precedent over Saanich's bylaw; however there benefits in harmonizing Saanich's bylaw to be consistent regionally.
- The main changes to the IMPA are derived from a recognition that residents should be able to apply certain pesticides themselves and that more pesticides be permitted for use.
- Amendments to the Pesticide Bylaw resulting from Provincial update include:
 - Eight new pesticides to Saanich's Schedule 'A'
 - One pesticide removed from Schedule 2
 - Once pesticide moved to Schedule 5
 - One domestic and one commercial version of an existing excluded pesticides added.

- A new list of Schedule 5 pesticides (no certificate or license required)
 - Several housekeeping amendments to the municipal bylaw including expanded definitions, updated schedules and appendices and permitting policies.
- Staff undertaking public engagement on the proposed amendments. Staff will convene an open house.

Committee discussion followed the presentation, the following highlights are noted:

- Glyphosate use is not included as part of the proposed updates, could be considered in the future.
- Public consultation is necessary, province has deemed that glyphosates, applied per IPMA guidelines, are safe and accordingly not a public health matter.
- Allowing residents to apply domestic products by obtaining a Residential Applicator License is not being considered as part of this update.
- Pollinators should be protected from the unregulated use of neonicotinoids.
- Saanich has utilized the proposed 1 permit, 1 applicator model to address treating Knotweed on 150 properties in the past. Proposed amendment is a current standard practice.
- Unless significant feedback is received during the public feedback period, the issue will not be brought back to the committee.

PLASTC BAG UPDATES

The Manager of Environmental Services provided the committee with an update on the status of the Plastic Bag Model Bylaw.

- Council has advised that there is no timeline to reconsider the bylaw as the City of Victoria's Bylaw is before the courts.
- Legal Services cannot provide an estimate on the how long appeal process may take.
- Municipality is in a holding pattern.

EPDA UPDATE

The Manager of Environmental Services provided the committee with an update on the status of the EDPA. A hardcopy of the November 6th motion to explore a Biodiversity Conservation Strategy was circulated amongst the committee members.

***** J. Coates advised the committee members that, effectively immediately, she was resigning her position on the committee as she has recently joined the District of Saanich as an employee. ******

ADJOURNMENT

The meeting adjourned at 7:30 PM

NEXT MEETING

Next meeting is scheduled for March 21, 2018.

Councillor Wergeland, Chair

I hereby certify these Minutes are accurate.

Committee Secretary

DRAFT

DISTRICT OF SAANICH

BC Energy Step FAQs

17 January 2018

Q. What is the BC Energy Step Code?

A. The Step Code is a voluntary roadmap that establishes progressive performance steps in energy efficiency for new buildings from the current BC Building Code level to net zero energy ready by 2032, aligning with commitments laid out in the BC Climate Leadership Plan. The Step Code would apply to new residential and commercial construction and does not currently apply to institutional buildings.

Net Zero Energy Ready Building:

A building built to high energy-efficiency standards such that it could (with additional measures) generate enough onsite energy to meet its own energy needs.

Q. Why do we need a Step Code?

A. The Step Code provides a consistent provincial standard for energy efficiency to replace the wide range of existing policies and programs unique to each local government. It supports consumer choice by taking a performance-based approach, allowing builders the flexibility to develop using all available technologies. It presents a considerable opportunity to make progress on our climate targets in addition to supporting building owner energy savings and affordability.

Q. What is a Performance Based Approach?

A. To date, most buildings have demonstrated compliance through a “prescriptive” approach, where buildings must meet specific requirements for insulation, windows, furnaces and other equipment and systems. This approach focuses on individual elements, rather than ensuring the building functions well as a system. A “performance” approach is already an option for complying with the energy efficiency requirements in the BC Building Code. It establishes a desired outcome, but allows flexibility for the developer to decide how that performance is achieved. It requires an energy model for the proposed building in addition to airtightness testing, where an energy advisor completes a blower door test after construction and before occupancy.

Q. What Steps are included?

A. The Step Code is organized into Lower and Upper Steps according to building types as shown in the figure below.



BC Energy Step FAQs

Step 1 only requires developments to be built to the base BC Building Code, but builders would be required to use a whole-building energy model and conduct an airtightness test (an indicator of a building's energy efficiency). Step 1 is intended to familiarize builders with a new way of measuring energy efficiency, albeit energy modelling programs and airtightness testing are methods already utilized by many members of the building industry.

To achieve the Lower Steps, building and design professionals and trades can rely on conventional building designs with careful air-sealing practices. To achieve the Upper Steps, builders and designers would need to adopt a more integrated approach to building design and may need to incorporate more substantial changes in building design, layout, framing techniques, system selection, and materials.

Q. What are the Local Government requirements?

A. As of December 15, 2017, Section 5 of the Building Act made bylaws that reference energy efficiency standards (e.g. Built Green Gold) no longer enforceable. Should local governments wish to negotiate or require building energy efficiency levels above that of the base building code, they may now reference the BC Energy Step Code. In considering Step Code implementation, local governments are encouraged by the Building Safety Standards Branch to review the Best Practice Implementation Guide, notify the province with their intent to engage industry on Step Code adoption and review readiness in their organization, communities and region to reference and implement the Step Code prior to taking action.

Q. How is Saanich engaging on Step Code adoption?

A. Saanich Council approved a two phased approach to engagement and development of options and recommendations for adoption of the Step Code:

- Phase 1 - Engage building industry and key stakeholders on the Step Code in collaboration with the Capital Regional District (CRD) and local municipalities. This includes providing information and raising awareness of the BC Energy Step Code and gathering feedback on the opportunities, concerns and potential approach for local implementation, including Step Level, timeline and support required, and;
- Phase 2 - Identify options for implementation that are appropriate to Saanich, cognizant of the benefit of consistency across the region and making a recommendation to Council on the preferred implementation option for adoption.



BC Energy Step FAQs

Q. What did we hear in the first phase of engagement?

A. Key findings from the first phase of industry engagement include:

- **Value in regional coordination** – for a consistent and coordinated approach to adoption.
- **Training and education** – is required and currently provided by BC Housing's Building Smart Program, Canadian Home Builders' Association and others.
- **Costs** – may be a potential barrier to adoption, primarily related to higher steps. The Step Code 2017 Metrics Research Study (costing study) represents the most comprehensive assessment of energy efficiency in buildings undertaken for a code update in Canada and vetted through industry. It outlines that Lower Steps can be achieved for less than a 2% premium above that of a home built to the requirements of the base BC Building Code for most archetypes. While the Upper Steps have higher incremental costs, Saanich is focused on adoption of the Lower Steps.
- **Affordability** – operational energy and cost savings were highlighted as key opportunities for home owners and building operators.
- **Conveying benefits to the market** - adoption of the Step Code provides added value, quality control, transparency for consumers, operational savings and other consumer benefits but support is required in communicating these benefits to the public, building users and realtors.
- **Steps, timelines and capacity** - importance of indicating a clear timeline for Step Code adoption to help industry prepare for change and ensure a smooth transition.

Q. What are other municipalities doing?

A. To date, 13 municipalities have provided a notification to the Province stating their intent to engage with industry on adoption of the Step Code. The City of Richmond held a two phase engagement process with industry and launched air barrier installation training alongside a rebate program for mid-construction air-tightness testing in summer 2017. They engaged industry on a recommended approach to adoption by city wide building bylaw in November 2017. The City of North Vancouver adopted the Step Code by city wide building bylaw and approved a rezoning policy for higher steps in December 2017. The City of Victoria has worked closely with the District of Saanich and our recommended options for engagement are aligned.

Q. How has staff analyzed Step Code implementation options?

A. Several options for implementation of the Step Code were developed based upon a review of Step Code resources, feedback from the Phase 1 engagement and a review of implementation options from other BC Municipalities. A list of evaluation criteria was then established based upon industry feedback, follow-up inter-municipal working group discussions and internal staff meetings:

1. Industry Capacity and Readiness
2. Climate Action
3. Housing Affordability & Cost Implications
4. Regional Coordination

BC Energy Step FAQs

Q. What is the proposed option for the second phase of engagement?

A. Potential options for implementation of the Step Code were evaluated against the criteria outlined above, alongside feedback from the engagement events. The proposed option for endorsement by Council for further engagement is outlined below:

- a. For new Part 9 Buildings:
 - i. Building bylaw requiring all new Part 9 buildings to achieve Step 1 of the BC Energy Step Code as of November 1, 2018.
 - ii. Building bylaw requiring all new Part 9 buildings (excluding Small Single Family Dwellings less than 1,200 sq.ft.) to achieve Step 3 of the BC Energy Step Code by January 1, 2020.
 - iii. Building bylaw requiring all new Small Single Family Dwellings (less than 1,200 sq.ft.) to achieve Step 2 of the BC Energy Step Code as of January 1, 2020.
 - iv. Administration of a rebate program for Part 9 builders within the District of Saanich to provide funding support for the use of an energy advisor, to conduct a mid-construction blower-door test, and to conduct a post-construction verification blower-door test including the submission of a compliance report.
- b. For new Part 3 Buildings
 - i. Building bylaw requiring all new Part 3 buildings to achieve Step 1 of the BC Energy Step Code as of November 1, 2018.
 - ii. Building bylaw requiring all new Part 3 buildings to achieve Step 3 of the BC Energy Step Code as of January 1, 2020.

The proposed approach provides a balance between the evaluation criteria, is informed by a review of Step Code resources, feedback from the first phase of engagement and a review of implementation options from other BC Municipalities. The same approach is being presented to the City of Victoria Council in an effort to support regional coordination on this important issue.

Q. What are the next steps?

A. Staff are presenting the proposed approach in a report to Council on January 22, 2018. The purpose of the Council report is to:

- 1. Provide an update on the first phase of engagement on the BC Energy Step Code;
- 2. Outline a draft approach for implementation of the BC Energy Step Code that has been informed by feedback from the first phase of engagement; and
- 3. Seek Council endorsement to further consult with members of the development community and key stakeholders on this proposed draft approach to Step Code implementation.

The recommended approach would be refined based upon industry and stakeholder feedback and a final recommended option for implementation of the Step Code would be presented to Council in spring 2018 for review and consideration.

For more information on the BC Energy Step Code, please visit Province of BC's Building Safety and Standards Branch website or www.energystepcode.ca.