

MINUTES
PLANNING, TRANSPORTATION AND ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
Held at Saanich Municipal Hall, Committee Room No. 2
March 9, 2017 at 4:30 p.m.

- Present: Councillor Judy Brownoff (Chair), Bill Mumford, Suzanne Bartel, Sophia Baker-French, Andrea Mercer, Travis Lee, Peter Rantucci
- Staff: Sharon Hvozdanski, Director of Planning; Rebecca Newlove, Manager of Sustainability; Elizabeth van den Hengel, Committee Clerk
- Regrets: Stuart Chalmers, Peter Pokorny
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MINUTES

MOVED by B. Mumford and Seconded by S. Baker-French: "That the Minutes of the Planning, Transportation and Economic Development Advisory Committee meeting held January 12, 2017, be adopted."

CARRIED

COMMUNITY ENERGY RETROFIT PROGRAM-DRAFT PILOT SFD ENERGY RETROFIT FINANCING INITIATIVE

The Director of Planning gave the Committee an overview of a draft of a proposed pilot project for energy retrofitting older single family homes. The following highlights are noted:

- Rationale for the pilot initiative:
 - Climate Change
 - GHG Emissions
 - Corporate and Community
 - Transportation and Buildings
 - Spheres of Influence
- Saanich building stock accounts for 58% of energy use in Saanich.
- Saanich building stock produces 31% of GHG emissions.
- Older building stock is the greatest strain on energy use as newer buildings have improved in energy efficiency.
- The retrofit process of older building stock may require help/incentives to help owners afford the improvements.
- Detached homes produce four times more GHG than multifamily and commercial developments combined.
- Barriers that have been identified to the pilot project include:
 - The relative low cost of energy
 - Moderate climate
 - Expensive real estate
 - Competing demands for time and homeowner resources
 - Low owner awareness as the process is complicated
 - Interrupted incentive environment
 - Investment is not adequately valued
- Key elements identified for pilot success:
 - The programs need to be affordable
 - Upfront financing

- Stability-Duration
- Low barriers to entry
- Eligibility of upgrades/programs
- Time to payback
- Programs for building stock retrofits exist in Nelson, Halifax and Toronto.
- The above programs are either on the bill financing or local improvement financing.
- Potential Saanich hybrid approach.
- Ways to increase affordability:
 - Converting from oil to heat pump estimated savings \$1300/year
 - Current Municipal loan rate is estimated at 2.3%.
 - \$5000-\$15,000 loan with a 10 year term and could run with the land.
 - A Municipal incentive could also be offered to further increase the uptake.
- Additional benefits:
 - Reduce the risk of oil spills
 - Moving toward renewable energy
 - More accessible to lower income and first time home owners
 - Improves existing housing stock
 - Supports the business community
- The next steps will require testing and refining the pilot and bringing updates to Advisory Committees and then on to Council for approval.

Committee discussion occurred and the following was noted:

- Education of the public is necessary to increase uptake.
- Numerous properties in Saanich still primarily oil based heating.
- Education of the public as to time to pay-back on their energy retrofit investment would help to increase public participation.
- An unintended consequence of improving a home is the BC Assessment increases and then property tax increases.
- A tax break could be offered to home owners in the pilot project for a period of time to counter the increase in property tax.

SHARED ECONOMY-AIRBNB

The Chair led a Committee discussion on the topic of shared economy and AirBNB. The following comments were noted:

- The province is looking at the shared economy issue.
- Staff are waiting to hear what the province says about shared economies.
- Currently there is not a large problem with AirBNB's in Saanich. It is estimated that there are approximately 200 units in Saanich.
- AirBNBs involve many stakeholders from the public through to the hotel and tourism industry.
- Victoria area hotels are often at capacity so AirBNBs help with the overflow. Saanich currently has two hotels.
- Shutting down AirBNBs could have a negative impact, i.e. B & Bs.
- Reducing the disincentives to long term rentals should be looked at as a tool to discourage short term rental arrangements.

RECONSIDERATION OF THE MOTION FROM NOVEMBER 10, 2016

The Chair led a discussion on the motion regarding short term rentals from the November 10, 2016 PTED Advisory Committee meeting. The Committee resolved as follows:

MOTION: **Moved by T. Lee and Seconded by S. Bartel “That the Planning, Transportation and Economic Development Advisory Committee requests that Council ask staff to study and review the management of short-term rentals within Saanich.”**

CARRIED

AMENDED MOTION: **Moved by S. Baker-French and Seconded by P. Rantucci “That the Planning, Transportation and Economic Development Advisory Committee put on hold forwarding the motion of November 10, 2016 to Council on short term rentals until after that provincial report is released.”**

CARRIED

PERFORMANCE MEASURES IN SAANICH

The Chair facilitated a discussion on Saanich performance measures. The following was noted:

- Saanich has not updated performance measures in a long time.
- Are the performance measures still relevant?
- How are performance measures for Saanich determined?
- Should any performance measures be added or removed?
- The Committee will continue the discussion at the April PTED meeting

VICTORIA TOURISM LAUNCH

The Chair updated the Committee on the launch of Victoria Tourism for 2017. Of note is the following:

- For five months in 2016 hotels in the region were at capacity.
- Tourism Victoria has reorganized and reduced its operating costs.
- A new emphasis on destination marketing has been adopted by the organization.
- The marketing of the Victoria Conference Centre has been taken over by Tourism Victoria.

ADJOURNMENT

The meeting adjourned at 6:30 p.m. The next meeting is Thursday, April 13, 2017.

Councillor Brownoff, Chair

I hereby certify these Minutes are accurate.

Committee Secretary