



AGENDA

For the Council Meeting to be Held
In the Council Chambers
Saanich Municipal Hall, 770 Vernon Avenue
MONDAY, MARCH 20, 2017, 7:00 P.M.

A. PUBLIC HEARING

- 1. **APPLICATION FOR TEMPORARY USE PERMIT ON STEVENS ROAD**
- P. 2** Application for a temporary use permit to allow overnight camping as a permitted use as part of the activities of “Power to Be”, a non-profit organization which currently operates on Parcel B (DD 333731) of Section 92, Lake District , except amended Parcel 2 (DD 1718721) of said Parcel B, and except Part in Plan 10212 (226 Stevens Road).

B. ADOPTION OF MINUTES

- 1. Special Committee of the Whole held March 7, 2017
- 2. Council meeting held March 13, 2017
- 3. Committee of the Whole meeting held March 13, 2017

C. PUBLIC INPUT (ON BUSINESS ITEM D)

D. BYLAWS FOR THREE READINGS

- 1. **PARKS AND RECREATION FEES AND CHARGES BYLAW**
- P. 24** Three readings of “Parks and Recreation Fees and Charges Bylaw, 2017, No. 9418”. To set rates, fees and charges in effect from April 1, 2017 to March 31, 2018.

*** Adjournment ***

AGENDA

For the Committee of the Whole Meeting
** IMMEDIATELY FOLLOWING**
The Council Meeting in the Council Chambers

- 1. **BC SUSTAINABLE ENERGY ASSOCIATION 100% RENEWABLE ENERGY BY 2050 PATHWAY FOR THE DISTRICT OF SAANICH**
- P. 32** Report of the Director of Planning dated March 15, 2017 recommending that Council receive the report for information.
- 2. **1581 CHURCH AVENUE –DEVELOPMENT PERMIT AMENDMENT**
- P. 84** Report of the Director of Planning dated February 21, 2017 recommending that Council approve Development Permit Amendment DPA00878 for a proposed fitness studio for kickboxing training. A parking variance is requested.
- 3. **1359 MCKENZIE AVENUE – TEMPORARY USE APPLICATION**
- P. 95** Supplemental report of the Director of Planning dated March 16, 2017 and report of the Director of Planning dated March 6, 2017 recommending that Council approve Temporary Use Permit TUP00009, and that Council authorize staff to issue a Park Use Permit, as per Section 17 of the Parks Management and Control Bylaw 7753 to allow the “Saanich Sunday Farmer’s Market” to operate a farmer’s market at Braefoot Park in accordance with the provisions of Temporary Use Permit TUP00009.

*** Adjournment ***

“IN CAMERA” COUNCIL MEETING IMMEDIATELY FOLLOWS

Agenda

Special Council Meeting
Council Chambers, Saanich Municipal Hall, 770 Vernon Avenue
MONDAY, MARCH 20, 2017 AT 7:00 PM

NOTICE OF PUBLIC HEARING MARCH 20, 2017

A. APPLICATION FOR A TEMPORARY USE PERMIT (226 STEVENS ROAD)

1.	Report from the Director of Planning dated January 09, 2017	Pg. 1
2.	Excerpt from the Council meeting held February 20, 2017	Pg. 15
3.	Correspondence: <ul style="list-style-type: none">• Letter from the Prospect Lake District Community Association• Letter from Boys and Girls Club Services of Greater Victoria• Letter from Scouts Canada• Two Letters from Residents	Pg. 17 Pg. 18 Pg. 19 Pg. 20

COUNCIL MEETING IMMEDIATELY FOLLOWS
(AGENDA DISTRIBUTED SEPARATELY)



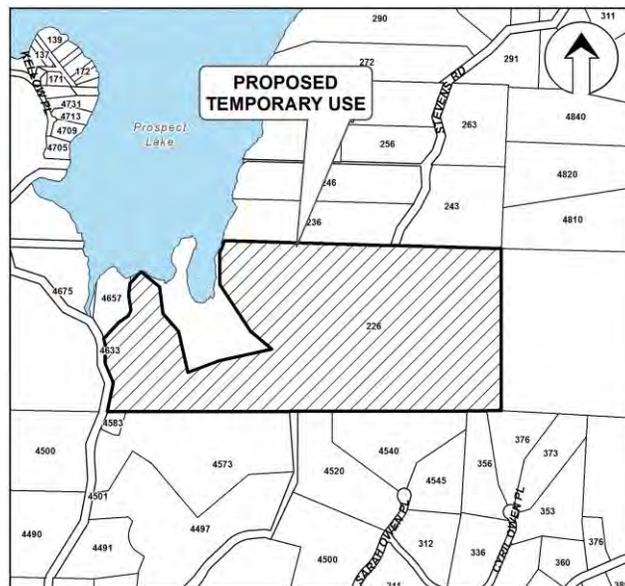
THE CORPORATION OF THE DISTRICT OF SAANICH

**NOTICE OF PUBLIC HEARING ON
TEMPORARY USE PERMIT**

NOTICE IS HEREBY GIVEN that a SPECIAL COUNCIL MEETING for the purpose of a PUBLIC HEARING will be held in the SAANICH MUNICIPAL HALL COUNCIL CHAMBERS, 770 Vernon Avenue, Victoria, BC, V8X 2W7, on **MONDAY, MARCH 20, 2017 at 7:00 p.m.**, to allow the public to make verbal or written representation to Council with respect to the following proposed permit.

A. APPLICATION FOR TEMPORARY USE PERMIT ON STEVENS ROAD

Application for a temporary use permit to allow overnight camping as a permitted use as part of the activities of "Power To Be", a non-profit organization which currently operates on Parcel B (DD 333731) of Section 92, Lake District, except amended Parcel 2 (DD 1718721) of said Parcel B, and except Part in Plan 10212 (**226 STEVENS ROAD**).



The proposed permit and relevant report may be inspected or obtained from the Legislative Division between 8:30 a.m. and 4:30 p.m., from March 09, 2017 to March 20, 2017 inclusive, except for weekends and statutory holidays. The report from the Director of Planning regarding the above application is available on the Saanich website at www.saanich.ca under Local Government/Development Applications/Active Development Applications/Rural Saanich.

Written comments may be submitted by mail or by e-mail and must be received no later than 4:00 p.m. on the day of the meeting. All correspondence submitted will form part of the public record and may be published in a meeting agenda.

Legislative Division by e-mail: clerksec@saanich.ca By Phone: 250-475-1775 Web: Saanich.ca

1410-04 Planning
xref: 2860-55



The Corporation of the District of Saanich

Mayor
Councillors
Administrator
Com. Assoc.
Applicant
Council
Administra
Media
Feb 3/17

Report

To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: January 9, 2017
Subject: Temporary Use Permit Application
File: TUP00007 • 226 Stevens Road

PURPOSE

Project Proposal: The applicant is requesting a Temporary Use Permit to allow overnight camping as a permitted use as part of the activities of "Power To Be", a Victoria and Vancouver based non-profit organization which currently operates on the site.

Address: 226 Stevens Road

Legal Description: Parcel B (DD 333731) of Section 92, Lake District, except amended Parcel 2 (DD 1718721) of said Parcel B, and except part in Plan 10212

Owner: Samuel Cedric Steele

Applicant: Shawn Steele

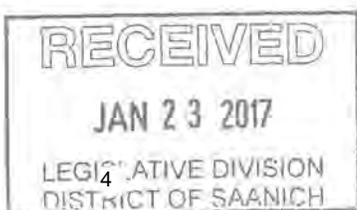
Parcel Size: 326,235 m² (32.62 ha)

Existing Use of Parcel: P-4 (Recreation and Open Space) Zone – Prospect Lake Golf Course

Existing Use of Adjacent Parcels:
North: P-4 (Recreation and Open Space) Zone, and A-4 (Rural) Zone – 4 ha Lot
South: A-1 (Rural) Zone – 2 ha Lot, A-2 (Rural) Zone – Two Dwelling, and A-4 (Rural) Zone – 4 ha Lot
East: A-1 (Rural) Zone – 2 ha Lot
West: P-4 (Recreation and Open Space) Zone, and A-4 (Rural) Zone – 4 ha Lot

Current Zoning: P-4 (Recreation and Open Space) Zone

Minimum Lot Size: n/a



PH
A

Proposed Zoning: No Change

Proposed Minimum Lot Size: n/a

Local Area Plan: Rural Saanich

LAP Designation: Commercial (Golf Course)

Community Assn Referral: Prospect Lake Community Association • Referral sent September 6, 2016. Response received October 11, 2016 indicating no objection.

PROPOSAL

The applicant is requesting a Temporary Use Permit to allow overnight camping as a permitted use. The proposed overnight camping use would be restricted to participants in “Power To Be” programs.

“Power To Be began in 1998 with an idea: help people living with a disability or barrier access nature. The idea grew into a community, connecting participants to adventures and supporters to opportunities, collectively redefining our definition of ability. Based in Victoria and Vancouver, (they) are a non-profit organization that empowers people to explore their limitless abilities through inclusive adventures rooted in nature. (They) believe finances shouldn’t prevent anyone from accessing nature, and (they) work to remove cognitive, physical and social barriers to the outdoors, supporting participants to explore who they are and what they are capable of with the support of our staff, volunteers and each other.”

The applicant initially contemplated a rezoning application. After consultation with area residents the applicant felt utilizing a Temporary Use Permit would be the best means to demonstrate how such an operation could fit within the community. By using a Temporary Use Permit as a potential first step, both Council and the neighbourhood have an opportunity to gain a better understanding of the operation and potential impacts while retaining the option of not renewing the Permit if any negative impacts arise, or are felt to be out of keeping with the character of the area.

If supported by Council, a Temporary Use Permit would allow overnight camping for a maximum of three years, with the opportunity for a one time renewal of the Permit, for a maximum of three additional years. Council can set the maximum time period on both the initial Permit, and the renewal, to any time frame it wishes. Council is also not obligated to renew the Permit.

After the expiry of the Temporary Use Permit, the overnight camping would either cease, or the applicant could apply to rezone the property to allow for the camping use to continue.

PLANNING POLICY

Official Community Plan (2008)

- 4.1.2.4 “Protect and restore rare and endangered species habitat and ecosystems, particularly those associated with Garry Oak ecosystems.”
- 4.1.2.25 “Work with private land owners to encourage stewardship that protects, preserves, and enhances natural systems and, where appropriate, enter into conservation covenants or provide incentives to protect riparian or environmentally significant areas.”
- 5.1.4.1 “Foster the development of a community that is safe, diverse and inclusive and where social interaction, physical activity, sense of place, and neighbourliness are actively promoted and supported.”
- 5.2.1.1 “Continue to work with Neighbourhood Associations, service organizations, sports groups, business and other stakeholders to support and strengthen the community.”
- 5.2.1.2 “Continue to develop and enhance community pride and identity through the creation and implementation of events and on-going community services and programs.”
- 5.2.1.6 “Encourage and support a wide range of educational and learning opportunities which aid in community capacity building, and strive to meet a broad range of community needs.”
- 6.2.1.4 “Support a balanced economy by encouraging a broad range of commercial, service, research, high tech and industrial uses.”

Rural Saanich Local Area Plan (2008)

- 6.6 “Continue to work with local schools, parent advisory groups, community associations, established agencies, and local residents, including youth, to determine community service needs and implement needed programs.”
- 10.2 “Work to maintain private open space by:
- a) encouraging and promoting land stewardship by private and institutional landowners;
 - b) considering natural state covenants as a condition of development approval; and
 - c) considering property tax exemptions or discounts for lands subject to a conservation covenant.”

DISCUSSION

Neighbourhood Context

The subject property located at 226 Stevens Road (4633 Prospect Lake Road). The 32.62 ha parcel is situated in the Rural Saanich Local Area, and borders on the southern edge of Prospect Lake. The area is a predominantly single family neighbourhood of large rural residential parcels.

The subject property is approximately 1.8 km from the Prospect Lake Rural Village “Centre”. Nearby parks include South Prospect Lake Park (60 m away), Logan Park (590 m away), and Calvert Park (810 m away).

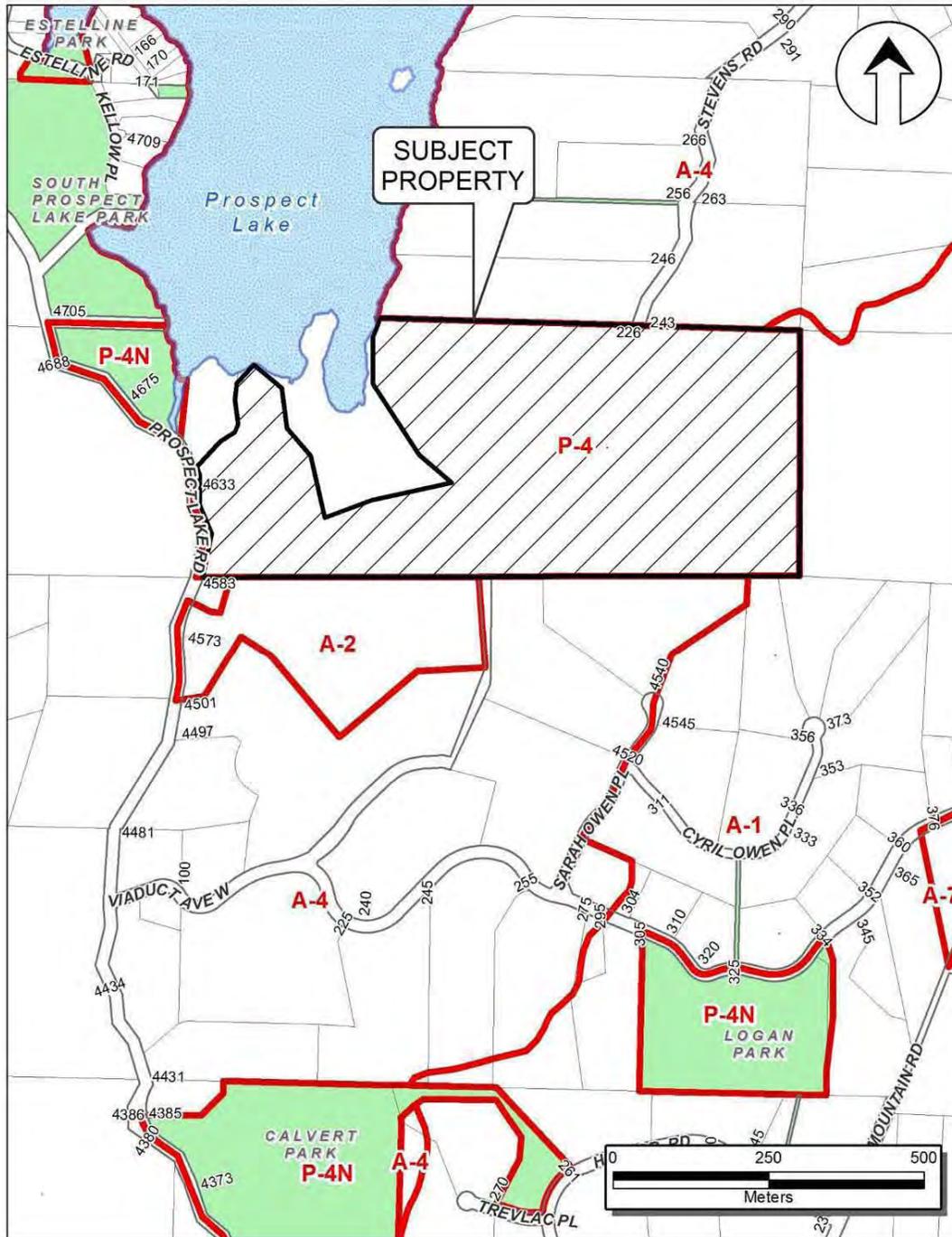


Figure 1: Neighbourhood Context

Land Use

The parcel falls within the Prospect Lake Watershed, an area designated as 4 ha minimum lot size in the Rural Saanich Local Area Plan. This designation was established to help maintain the water quality of Prospect Lake by limiting the potential for subdivision within the watershed.

Surrounding properties are primarily A-4 (Rural – 4.0 ha) zoned parcels, though parcels to the east are zoned A-1 (Rural – 2.0 ha) and the parcel immediately to the south is zoned A-2 (Rural – Two Dwelling).

Current Land Use

The subject property is zoned P-4 (Recreation and Open Space) and operated for many years as the Prospect Lake Golf Course. Permitted uses in the P-4 Zone include the following:

- (a) Community Centre;
- (b) Park;
- (c) Recreation Facility;
- (d) Accessory Residential;
- (e) Accessory Buildings and Services;
- (f) Daycare, Adult; and
- (g) Daycare, Child.

“Power To Be” currently uses the property for day programs, most of which are water-based, such as kayaking, canoeing, and stand-up paddle boarding. They also use the property for meetings. They would like to expand their program offerings to allow for overnight camping for participants of their programs.

Proposed Land Use (Temporary Use Permit)

The applicant is requesting a Temporary Use Permit for overnight camping. The proposed campsite area is located in the southwest portion of the property, situated on former golf greens and fairway areas. Impact on adjacent properties from this proposed use is expected to be minimal. The closest neighbouring dwelling to the proposed campsite is over 100 m away, and is screened by trees and topography (see Figure 2).

“Power To Be” policy dictates a minimum ratio of 2 staff to 10 participants and a maximum group size of 10 participants per group. The applicant notes that “the majority of campers would be youth between 13 to 24 years of age”. Typically, most participants would be asleep before 10:00 PM, activities after that time would be “quiet time”. “Power To Be” enforces a strict no alcohol and no smoking policy.

The applicant states that from October to May, they anticipate 2 to 4 camps a month ranging from 1 to 3 nights per trip. From May to September, they anticipate 4 to 8 camps a month, ranging from 1 to 4 nights. They may also have 1 to 3 larger camps that may have up to 30 people for 1 or 2 nights, where family members would help facilitate camping activities.

In both seasonal windows two groups on a given night would be the maximum. “Power To Be” goal is to have in most cases one group involved in day use activities occurring on the site and one group camping overnight.

To help mitigate potential impacts on the surrounding residential neighbourhood, the proposed Temporary Use Permit on this site could contain the following conditions:

- Restrict overnight camping to participants in programs under the direction of “Power To Be”;
- Restrict the overnight camping to the area shown as “Proposed Campsite” (see Figures 2 and 3); and
- Prohibit the use of Recreational Vehicles (RV's) or Camper trailers.

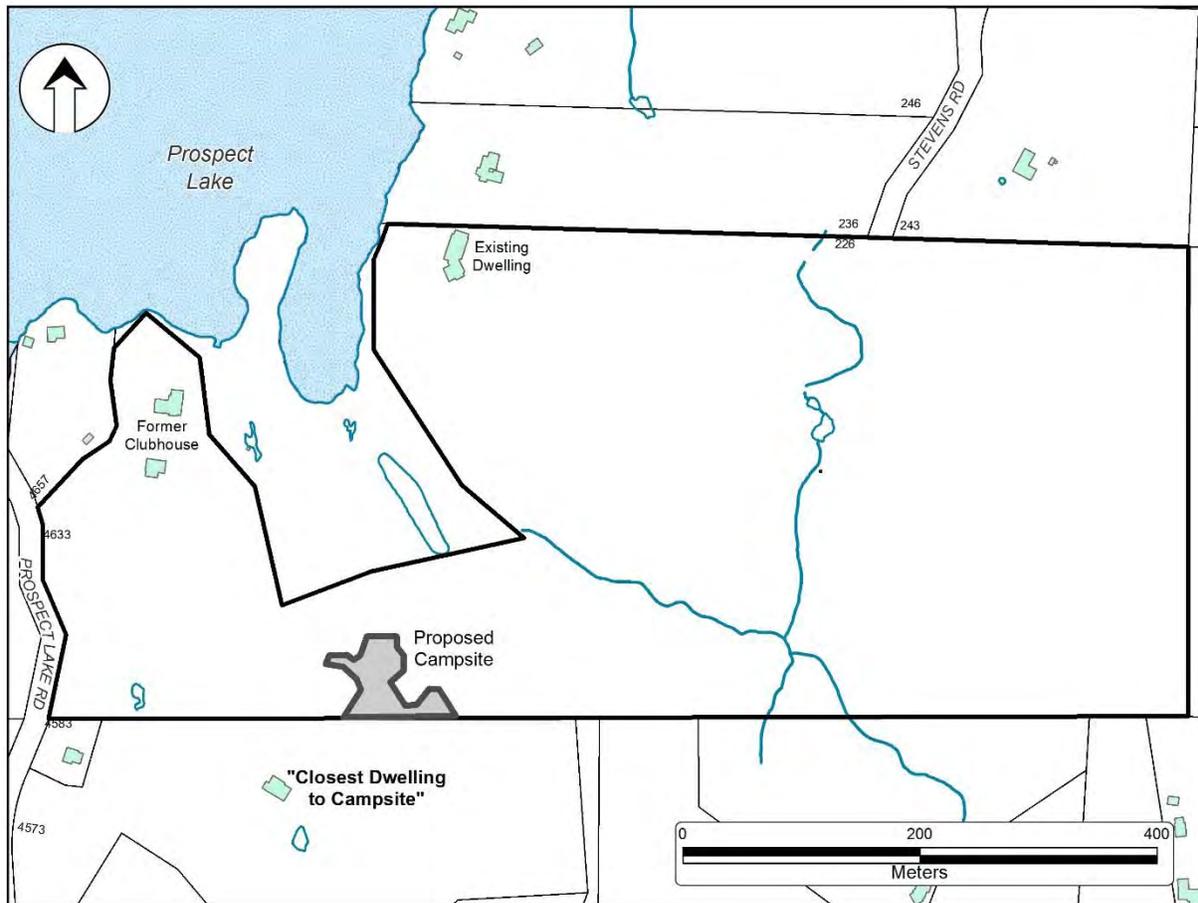


Figure 2: Site Plan

Site and Building Design

The applicant's intent is for the property to retain its existing rural character. No changes to existing buildings are proposed.

To provide toilet facilities for both the camping area and day users to the site, "Power to Be" would use a portable toilet (porta-potty) service. The portable toilets would be located within 50m of the campsite area.

As part of the camping experience, "Power to Be" are proposing to have a campfire. The applicant would work with the Saanich Fire Department to secure the appropriate permit and to ensure that proper safety measures are put in place.



Figure 3: Location of proposed Campsite

Environment

Environmental Services staff have reviewed the proposal and have conducted a site visit. The proposed campsite location is within a previously disturbed area that was formerly used for the Prospect Lake Golf Course. The operators have stated that over most of the golf course, grass will be allowed to grow back and over time some areas will return to a more natural state.

The proposed campsite area is not located within an environmentally sensitive area, and there are no significant environmental concerns.

Mobility & Traffic

The site is not well-served by transit. The nearest bus stops are located over 3 km away at the corner of Prospect Lake and West Saanich Road. These stops are served by Route #83, with service every 2 hours on weekdays.

However, the applicant advises that they provide roughly 90% of the transportation for their programs, mainly via their 12-passenger vans. The remaining 10% of the time would be when there is a mix of larger groups, which would involve some participants making their own way to the site, bus rentals, and/or program partners providing transportation. Adequate parking is provided on site.

As mentioned previously, the heaviest use of the site would occur between May and September, where up to 8 camps a month, ranging from 1 to 4 nights, are anticipated. Including drop off and pickup, this would mean the 12-passenger vans would be travelling to and from the site a total of 16 times. There are also anticipated to be up to three larger camps during this period which could involve the use of rented buses, and some participants making their own way to the site, as noted above. This is in addition to the day programs offered at the site. The majority of day program groups range in size from 8 to 15 individuals, who arrive at the site either in the program's vans or by carpooling. Alternative transportation, such as a bus, is explored for larger scale groups of 20 to 30 people. Larger groups are infrequent; since "Power To Be" has been using the site over the past year, they have had only 10 programs and gatherings with over 20 people on site.

None of this is expected to have any negative impacts on traffic and use of the rural road. It should be noted that until recently the site was the former Prospect Lake Golf Course, which saw much heavier daily traffic than is expected under the proposed use.

COMMUNITY CONSULTATION

The applicant states that they held an information session to discuss the proposed overnight camping use on October 13, 2015 that was attended by more than 20 Prospect Lake area residents. They also presented to the Prospect Lake Community Association on April 20, 2016. The applicant also met with an adjacent neighbour on August 29, 2016 and discussed their concerns.

On September 8, 2016, "Power To Be" organized a Prospect Lake community engagement evening at the subject property to familiarize the local community with their organization and intended programs on the property. The event was advertised on the Prospect Lake Community Association website, via a Prospect Lake Community Association email to residents, via a notice on two community mailboxes, and via flyers hand delivered to 80 nearby houses. 18 members of the community attended.

A referral was sent to the Prospect Lake Community Association on September 6, 2016 and a response was received on October 11, 2016 indicating no objection.

OPTIONS

When evaluating this proposal, the following three options are presented for Council's consideration:

Option 1

Council may decide to approve the Temporary Use Permit application for the requested three year period. Three years is the maximum time period allowed under the legislation governing Temporary Use Permits, and is also what the applicant has requested. A three year period is supportable by staff, in that it should provide enough time for the applicant to be operating routinely, and for the neighbourhood to assess the impacts, if any. It should be noted that there has been no neighbourhood feedback on the proposed length of time. The Temporary Use Permit would contain the following conditions:

- Restrict the proposed Youth Camp use to programs under the direction of “Power To Be”;
- Restrict the proposed Youth Camp use to the area shown as “Proposed Campsite”; and
- Prohibit the use of Recreational Vehicles (RV’s) or Camper trailers.

Option 2

Council may decide that the requested three year period of the Temporary Use Permit application is too long, and may suggested a shorter duration, e.g. 1 or 2 years. The permit would contain the same conditions as listed under Option 1, above.

A concern of staff is that a shorter time frame may not allow the applicant adequate time to begin operating on a routine basis, or give the neighbourhood a chance to fully assess any impacts the operation may have.

Option 3

Alternatively, Council may decide that the proposed overnight camping use is not appropriate in this location, and choose to reject the application.

Staff Comment

Staff recommend Option 1. The requested time frame of three years is considered to be optimal in terms of allowing the proposed overnight camping use to function at a representative level, and allow neighbours to assess what impacts, if any, may be caused by this use.

SUMMARY

The applicant is requesting a Temporary Use Permit to allow overnight camping as a permitted use. The proposed overnight camping use would be restricted to “Power To Be”, a Victoria and Vancouver based non-profit organization. A Temporary Use Permit would allow overnight camping for up to three years with the opportunity for three additional years with Council approval. After the expiry of a Temporary Use Permit, the overnight camping would either cease or the property would need to be rezoned to an appropriate zone (possibly a new, site-specific zone) that would permit the use to continue on the site.

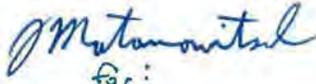
Impacts on adjacent properties is expected to be negligible, however to help mitigate potential impacts on the neighbourhood, the proposed Temporary Use Permit could contain the following conditions:

- Restrict the proposed Youth Camp use to programs under the direction of “Power To Be”;
- Restrict the proposed Youth Camp use to the area shown as “Proposed Campsite”; and
- Prohibit the use of Recreational Vehicles (RV’s) or Camper trailers.

Options available to Council are to approve the application with a three year time frame as requested by the applicant, approve the application but with a reduced time frame, or reject the application. On the premise that three years would be optimal in terms of allowing the proposed overnight camping use to function at a representative level, and allow neighbours to assess what impacts, if any, may be caused by this use, staff recommend approval for a three year period.

RECOMMENDATION

That Temporary Use Permit TUP00007 be approved.

Report prepared by: 
for:

Chuck Bell, Planner

Report prepared and reviewed by: 

Jarret Matanowitsch, Manager of Current Planning

Report reviewed by: 

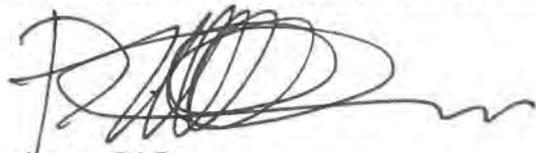
Sharon Hvozdzanski, Director of Planning

CWB/jp
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cc: Paul Thorkelsson, CAO
Graham Barbour, Manager of Inspection Services

CAO'S COMMENTS:

I endorse the recommendation of the Director of Planning.


Paul Thorkelsson, CAO

DISTRICT OF SAANICH

NO. TUP00007

TEMPORARY USE PERMIT

**TO: Samuel Cedric Steele
205 - 1208 Wharf Street
Victoria BC V8W 3B9**

(herein called "the owner")

1. This Temporary Use Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto.

2. This Temporary Use Permit applies to the lands known and described as:

**Parcel B (DD 33373I) of Section 92, Lake District,
except amended Parcel 2 (DD 171872I) of said Parcel B, and except part in
Plan 10212**

226 Stevens Road

(herein called "the lands")

3. This Temporary Use Permit regulates the development of the lands as follows:

(a) Notwithstanding the provisions of Section 1030.1 of the Zoning Bylaw 2003, by allowing "Youth Camp" as a permitted use on the lands.

(b) By requiring that the Youth Camp operate in accordance with the following conditions:

- The proposed Youth Camp use to be restricted to programs under the direction of Power To Be;
- The proposed Youth Camp use be restricted to the area shown on the attached plan (Attachment A); and
- The use of Recreational Vehicles (RV's) or Camper trailers is prohibited.

4. This Permit shall expire three years from the date of issuance, at which time the right granted under this permit will cease.

5. The lands shall be developed strictly in accordance with the terms and conditions and provision of the Permit provided, however, that minor variations which do not affect the overall use and landscape design may be permitted by the Director of Planning.

6. The terms and conditions contained in this Permit shall enure to the benefit of and be binding upon the Owner, their executors, heirs and administrators, successors and assigns as the case may be or their successors in title to the land.

7. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____

ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk

H:\TEMPEST\PROSPERO\ATTACHMENTS\TUP\TUP00007\TEMPORARY USE PERMIT_JAN 2017.DOC

ATTACHMENT 'A'



Prospect Lake

246

236
226

243

STEVENS RD

Existing Dwelling

Former Clubhouse

4657

4633

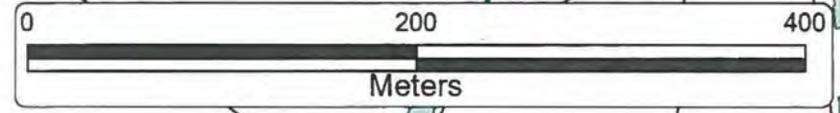
PROSPECT LAKE RD

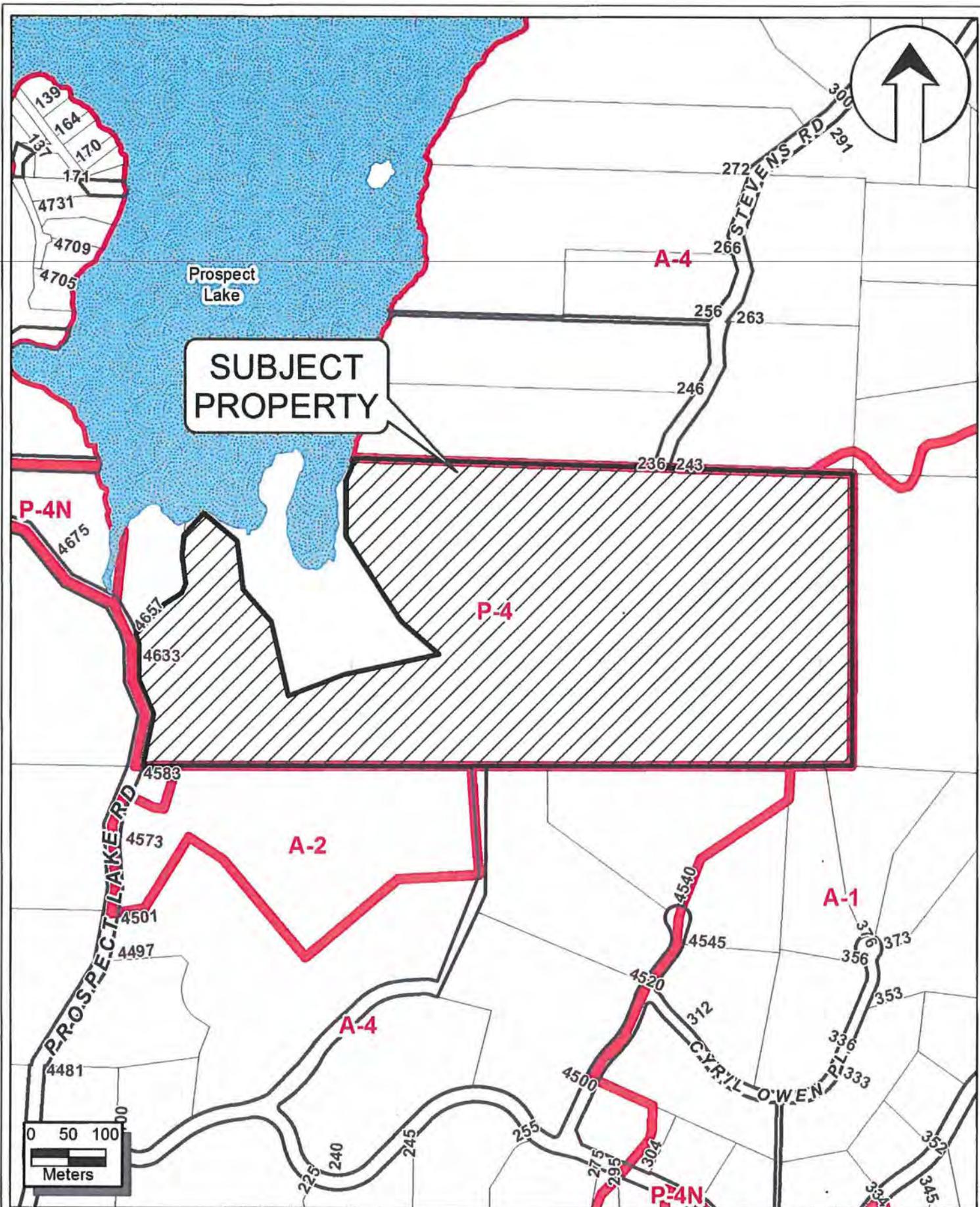
Proposed Campsite

"Closest Dwelling to Campsite"

4583

4573





1410-04
Report –
Planning

xref: 2870-55
Stevens Road

226 STEVENS ROAD – TEMPORARY USE PERMIT

Report of the Director of Planning dated January 9, 2017 recommending that Council approve Temporary Use Permit TUP00007 to allow overnight camping for people with disabilities or barriers to accessing nature as a permitted use as part of the activities of “Power To Be”, a Victoria and Vancouver based non-profit organization which currently operates on the site.

In response to questions from the Council, the Director of Planning stated:

- The duration of a Temporary Use Permit may be less than three years.

APPLICANT:

S. Steele, Brymea Lane, stated:

- The 80 acre property was formerly the Prospect Lake Golf Course, now leased to Power to Be.
- The Power To Be (PTB) organization facilitates outdoor adventures for persons with cognitive, physical or social disabilities that prevent their accessing nature.
- The Permit would allow overnight camping on one small area of the property.
- It is an open area and would use portable toilets with no environmental impact.
- There is a high staff to participant ratio.
- The local Community Association strongly supports this use.
- The PTB organization is financed by private donors.
- Camping will be year round with most occurring from May to September.
- There have been no complaints regarding their use of the property.

PUBLIC INPUT:

D. Cuerrier, Prospect Lake Road, stated:

- He is a neighbour to the site and would be the most impacted by the proposed use.
- He has no objections and supports the application.

L. Layne, San Lorenzo, stated:

- He supports the application.

COUNCIL DELIBERATIONS:

Motion:

MOVED by Councillor Haynes and Seconded by Councillor Plant: “That a public hearing be called to consider Temporary Use Permit TUP00007 at 226 Stevens Road.”

Councillor Haynes stated:

- This proposal would provide an opportunity for those who never experience the outdoors and camping, to safely do so.

Councillor Wergeland stated:

- The applicant has a solid reputation in the community and neighbours support the application.

Mayor Atwell stated:

- The term of the Temporary Use Permit is flexible and we are advised it may be modified if necessary at the Public Hearing.

Councillor Brownoff stated:

- This is a good application and the community supports it.

The Motion was then Put and CARRIED

PROSPECT LAKE DISTRICT COMMUNITY HALL

Shawn Steele

Applicant/Property owner
226 Stevens Rd
[REDACTED]

Cc jason@powertobe.ca

March 10th 2017

Subject: Update regarding the temporary use permit at 226 Stevens Rd

Dear Mr. Steel,

Please be advised that the board has discussed your letter dated March 9th, and have voted in consensus, fully supporting the temporary use permit application.

Please feel free to present our support at your Public Hearing on March 20th 2017.

Best of luck with the application,

^h

[REDACTED SIGNATURE]

Natalie Benson, Communications Director for Greg Boyle, Chair

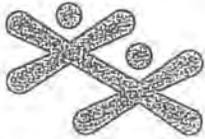
Cc Greg Boyle



Prospect Lake District Community Association
Bringing people together.

[REDACTED] Sparton Rcad Victoria, BC V9E 2H5
250.479.8018 hallrental@pldca.ca
pldca.ca





Boys & Girls Club
Services of Greater Victoria
A good place to be

March 9, 2017

To: Whom it May Concern

Boys & Girls Club Services of Greater Victoria and Power To Be Adventure Therapy Society have been working together in a variety of capacities for more than 10 years. One of the projects we are most proud of was the Family Roots program, where at-risk families enjoy supported camping experiences at our site in Metchosin. Through these facilitated adventures, families not only shared outdoor experiences they otherwise could not access, but they also learned new ways to work together and collectively become stronger as a family.

Power To Be has been a strong ally in the community with a sound reputation of doing good work. Power To Be has been accessing our site for more than 10 years including last weekend when they had a group of youth out camping. Power To Be has always been respectful to the land and our neighbours, and always very understanding of other groups with whom they have shared sites. They have always left our space clean and met our expectations for site use. We have also seen, in their outdoor programming, a strong staff-to-participant ratio and a client-centered approach along with strong risk management practises and environmental ethics.

Please do not hesitate to contact us if you require additional information regarding our experience with Power To Be.

Sincerely,



It starts with Scouts.

Camp Barnard
Cascadia Council, Scouts Canada
c/o [REDACTED]
Victoria, BC, [REDACTED]

www.campbarnard.ca
www.victoriascouts.ca

Jarrett Matanowitsch, Current Planning Manager

C/O District of Saanich

770 Vernon Avenue

Victoria, B.C. V8X 2W7

Dear Mr. Matanowitsch,

Please accept this letter of support toward PowerTo Be's land stewardship and program facilitation, particular in regard to camping activities.

Scouts Canada's Camp Barnard has hosted Power To Be programs for 9 years. Our site is located on 250 acres in Sooke. Used year round by a variety of youth and adult associations, the space is accessed for both residential and wilderness camping, as well as a variety of activities on Young Lake and the surrounding trails and forested areas.

Power To Be delivers day and overnight programs, and while the activities they offer are varied, the staff's respectful approach to the site is not. Groups have consistently met our expectations around respectful use of our natural and built environment. They are also mindful of others in the area, adhering to quiet hours and leaving their space as clean as they found it. They do so while delivering programs that are clearly enjoyed by and of great benefit to their participants.

We are appreciative of their high staff-to-participant ratios, which ensure programs are well supported and supervised when on our site.

It is our pleasure to host Power To Be programs. If you have any questions about our experience with the organization, please feel free to get in touch.

Sincerely,

[REDACTED]
[Handwritten signature]

Grace Seabrook
Fundraising Coordinator & Past Chair-Camp Barnard Committee
Greater Victoria Area, Cascadia Council, Scouts Canada
[REDACTED]

Prospect Lake Road
Victoria, B. C.

March 20, 2017

Mayor and Council
Municipality of Saanich

Re: Temporary Use Permit Application

Dear Sirs:

We live next door to the property at 4633 Prospect Lake Road that is applying for the Temporary Use Permit.

We support this application and feel that it is an excellent use of the property and look forward to having Power to Be as neighbours.

Sincerely

Larry and Betty Girardau

March 8, 2017

Denis Cuerrier
Prospect Lake Rd
Saanich, B.C.

Subject: Letter of Support – Temporary Use Permit at 226 Stevens Road

To Mayor and Council:

As a reflection of my support for inclusive recreation opportunities, I would like to confirm my support for the Temporary Use Permit application to allow overnight youth camping at 226 Stevens Road. I am confident that Power To Be will provide an enriching overnight camping experience for youth in need while also respecting the environment and local community. As an immediate neighbor to this property, I am aware that if there ever was a concern that I could easily and comfortably speak with someone from the Power To Be organization to address my concerns. I support their work with youth and their application for temporary use permit.

I look forward to seeing more youth enjoy the property and I commend Power To Be for the invaluable work they do for youth in our community.

Sincerely,




Denis Cuerrier
Owner

Council
Administration
Media

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9418

TO IMPOSE FEES FOR PARKS AND RECREATION SERVICES

WHEREAS the Municipal Council may pursuant to the *Community Charter* impose fees payable in respect to the provision of services;

The Municipal Council of The Corporation of the District of Saanich in open meeting assembled enacts as follows:

1. There is hereby imposed upon every person obtaining a service listed under Schedules 'A', 'B' and 'C' attached hereto the corresponding fee listed on the Schedule.
2. All rates, fees and charges are as provided in Schedule 'A', Schedule 'B' and Schedule 'C' attached hereto and made part of this Bylaw. The fees imposed under this bylaw are in effect from April 1, 2017 to March 31, 2018.
2. This Bylaw may be cited for all purposes as the "**PARKS AND RECREATION FEES AND CHARGES BYLAW, 2017, NO. 9418**".

Read a first time this day of , 2017.

Read a second time this day of , 2017.

Read a third time this day of , 2017.

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the day of , 2017.

Municipal Clerk

Mayor

CM
D.1

SAANICH RECREATION - SCHEDULE A
Fees and Charges Schedule for 2017-2018
April 1, 2017 - March 31, 2018

		Before Tax	Taxes Included
Drop-in General Admissions for Swimming, Skating, Fitness Studio Full use at all four Saanich Recreation Centres			
Adult 19+	Single Admission	6.25	6.50
	Book of 10 Admissions	55.00	57.75
	Book of 25 Admissions	128.50	134.93
	3 Months Pass	145.75	153.04
	6 Months Pass	252.00	264.60
	One Year Pass	428.25	449.66
Student (19-59 with valid ID) and Senior (60+)	Single Admission	5.25	5.50
	Book of 10 Admissions	41.25	43.31
	Book of 25 Admissions	96.50	101.33
	3 Months Pass (90 days)	109.25	114.71
	6 Months Pass (120 days)	187.25	196.61
	One Year Pass	319.25	335.21
	Limetime Membership - 90+ years		Free
Youth (13-18)	Single Admission	4.29	4.50
	Book of 10 Admissions	38.50	40.43
	Book of 25 Admissions	90.00	94.50
	3 Months Pass	176.50	185.33
	One Year Pass	300.00	315.00
Child (5-12)	Single Admission	3.25	3.25
	Book of 10 Admissions	27.25	28.61
	Book of 25 Admissions	63.75	66.94
Family	Single Admission (Equal rate to 2 adults)		13.25
	Book of 10	110.00	115.50
	Annual	856.50	899.33
Childminding	Single Admission		4.75
	Book of 10 Admissions	43.00	45.15
	Book of 25 Admissions	101.00	106.05
Court Rental	Tennis – indoor		28.00
	Squash		20.00
Misc Fees	Showers		3.00
	Best for Less		3.00

Schedule 'A'
Bylaw No. 9418

Saanich Commonwealth Place – Room Rentals		Before Tax	Taxes Included
Room Rentals	Garry Oak Gym (hour - 400-500 capacity)	96.00	100.80
	Garry Oak Gym (day)	1147.00	1204.35
	Garry Oak Half Gym (hour - 200 capacity)	48.25	50.66
	Gym Sport Rate (hour)	40.50	42.53
	Arbutus Board Room (hour - 50 capacity)	41.50	43.58
	Arbutus Board Room (day)	285.00	299.25
	Red & Yellow Cedars (hour - 100 capacity)	57.75	60.64
	Red & Yellow Cedars (day)	402.00	422.10
	Red or Yellow Cedars (hour - 50 capacity)	33.75	35.44
	Red or Yellow Cedars (day)	262.75	275.89
	Pacific Dogwood (hour - 30 capacity)	35.00	36.75
	Pacific Dogwood (day)	245.25	257.51
	Douglas Fir (hour - 70 capacity)	41.50	43.58
	Douglas Fir (day)	285.00	299.25
	Dance Studio (hour - 32 capacity)	58.00	60.90
	Dance Studio (day)	398.00	417.90
	Multi-Purpose Yoga Room (hour - 50 capacity)	58.00	60.90
	Multi-Purpose Yoga Room (day)	398.00	417.90
	Aquatic Classroom (hour - 20 capacity)	29.75	31.24
Upside Teen Activity Lounge (/hr, 50 capacity)	53.00	55.65	
Gordon Head and Saanich Commonwealth Place – Pool Rentals/Lessons		Before Tax	Taxes Included
POOL / RENTALS / LESSONS	Private or Commercial/Lane (25m/hour)	26.75	28.09
	Swim Club or Non-profit/Lane (25m/hour)	14.50	15.23
	Schools (Includes 1 guard per 25 students/hour)	33.50	35.18
	Schools (Additional guards – 1 for every 25/hour)	33.50	35.18
	Schools (Instructors – 1 per 7 students/hour)	33.50	35.18
	Commercial additional staff fee (hour)	33.50	35.18
Private Rentals	Leisure & Lap pools (2 guards up to 50 people) during operating hours (hour)	127.75	134.14
	Leisure & Lap pools (2 guards up to 50 people) after operating (Gordon Head/hour)	149.75	157.24
	Commercial Leisure & Lap Pool - operating hours (90 minutes) (Gordon Head/hour)	184.25	193.46
Gordon Head Community Recreation Centre - Room Rentals		Before Tax	Taxes Included
RENTALS / LESSONS	Mt. Douglas Auditorium (per hour)	54.50	57.23
	Mt. Douglas Auditorium (banquet/dance)	455.50	478.28
	Bert Richman Auditorium (per hour)	54.50	57.23
	Bert Richman Auditorium (banquet/dance)	455.50	478.28
	Feltham Room (per hour)	41.00	43.05
	Feltham Room (full day 7 hours)	245.50	257.78
	Kenmore Room (per hour)	38.50	40.43
	Preschool Room (per hour)	43.50	45.68
	Backdoor Teen Centre (per hour)	51.00	53.55
	Dance Studio (per hour)	51.00	53.55
	Annex (per hour)	49.25	51.71
	Multi-purpose 1 (per hour)	51.25	53.81

Cedar Hill Community Recreation Centre – Room Rentals		Before Tax	Taxes Included
Room Rentals	Auditorium (per hour)	56.50	59.33
	Auditorium (Function/Event – including kitchen)	718.00	753.90
	Seniors Wing (per hour)	46.25	48.56
	Seniors Wing (Function/Event)	402.00	422.10
	Dance Studio (per hour)	41.00	43.05
	Dance Studio (Function/Event)	351.50	369.08
	Activity Room (hour)	34.25	35.96
	Arts 1 (hour)	66.75	70.09
	Arts 2 (hour)	62.00	65.10
	Gallery Café (hour)	38.75	40.69
	Lounge and Café (hour)	0.00	68.25
G.R. Pearkes Community Recreation Centre – Arena, Skate, Dry Floor & Room Rentals		Before Tax	Taxes Included
ARENA RENTAL	Minor Hockey and Figure Skating -Non-Prime (hour)	97.00	101.85
	Minor Hockey and Figure Skating -Prime Time (hour)	110.50	116.03
	Winter Prime Time (M-F) 3:30-12am (SS) 8am-12am (hour)		229.95
	Winter Non Prime Time (hour)		201.60
	Off Hours Rate (Following prime to 5am) (hour)		113.40
	Spring Prime (M-F) 4pm-10pm (SS) 8am-10pm (hour)		152.25
	Spring/Summer Non Prime (hour)		133.35
	Summer Prime (M-F) 8am-10pm (hour)		152.25
	Skate Rentals	General	3.00
School Groups - Lessons		2.25	2.75
School Groups - Skates		2.00	2.50
Family Rate (Skating including rentals)		15.00	15.75
Sharpening	Sharpening	4.25	4.75
Dry Floor	Lacrosse, Ball Hockey and Roller Hockey (Dry Floor – Youth) (hour)	36.00	37.80
Dry Floor	Ball and Roller Hockey, Other (Dry – Adults/hour)	71.25	74.81
Room Rentals	Clubroom (1 hour)	29.75	31.24
	Clubroom (day)	221.75	232.84
	Ross Room Multipurpose (hour)	52.25	54.86
	Ross Room Multipurpose (day)	530.50	557.03
	Gardom Room (hour)	41.50	43.58
	Gardom Room (day)	292.75	307.39
	Lam Room/Owen Room (hour)	47.00	49.35
	Lam Room/Owen Room (day)	407.25	427.61
	Flipside (hour)	52.75	55.39
	Flipside (day)	320.75	336.79
	SNP Program (hour)	42.50	44.63
	SNP Program (day)	413.00	433.65
	Fieldhouse (September - April) (day)	3508.75	3684.19
	Fieldhouse (May - Aug) (day)	1824.00	1915.20
	Arena Dry floor (day)	2183.75	2292.94
	Sport Court Regular (Sept - April) (hour)	49.25	51.71
	Sport Court Non-Profit (Sept - April) (hour)	37.00	38.85
Sport Court Regular (May - Aug) (hour)	32.75	34.39	
Sport Court Non-Profit (May - Aug) (hour)		0.00	

Schedule A - Recreation Fees

Degree of Subsidy: General Admissions - User Classifications

- 1 **Adults** – people 19 years of age or older.
- 2 **Seniors** – people 60 years of age and older.
- 3 **Students** – 19 years + of age with valid student cards.
- 4 **Youth** - 13 - 18 years of age (inclusively)
- 5 **Children** – 5-12 years of age (inclusively).
- 6 **Pre-school** – 4 years of age and under.
- 7 **Lifetime Membership** – Saanich residents over 90 years of age.
- 8 **Family** – Parent (s) or guardians (s) with dependent children age 18 or under.
*Family rate pays for one or both parents/guardians plus up to four children, whether related or not, or all children in the same family even if there are more than four

The fee subsidy as a percentage of the adult rate for the respective user classification will be as follows:

- 1 **Adult:** 0%
- 2 **Seniors:** 25%
- 3 **Students:** 25%
- 4 **Youth:** 30%
- 5 **Children:** 50%
- 6 **Preschool:** N/C
- 7 **Lifetime Membership:** N/C
- 8 **Family:** the rate equal to 2 adults

- a) Multiple admission passes may be available at discounted rates, in order to promote long term use and healthy, active lifestyles, and to maximize use of facilities at non-prime times.
- b) Unlimited use passes may be available based on demand and market rate.
- c) All prices subject to rounding to closest \$0.25

SAANICH PARKS - Schedule B

SAANICH PARK FACILITIES (prices rounded including GST)		April 1, 2017 - March 31, 2018	
FIELDS (Baseball/Softball/Soccer/Football/Lacrosse)		Per Field	
		Per Game	Per Day
	Youth	\$ 13.75	\$ 40.00
	Adult	\$ 27.00	\$ 79.75
	Commercial/Business	\$ 34.00	\$ 100.00
OTHER FIELD COSTS			
	Lights - per hour, per field	\$	27.50
	Field Marking – new layout, per field	\$	284.00
	Field Marking – re-mark, per field	\$	142.00
PICNICS/EVENTS			
PICNIC	Up to 25 People (maximum 4 hours)	\$	20.50
	25 - 100 People (maximum 4 hours)	\$	33.75
<i>Picnic defined as family type gathering under 100 people. Over 100 people considered an event. Requested booking over the 4 hour limit will be charged \$10/hr.</i>			
EVENT	Registered Non-Profit Groups (maximum 6 hours)	\$	34.25
	Private - including weddings (maximum 6 hours)	\$	68.00
	Commercial/Business (maximum 6 hours)	\$	85.25
<i>Requested booking over the 6 hour limit will be charged \$10/hr.</i>			
COMMERCIAL SERVICE OR ACTIVITY (including bootcamps)			
	Per Permit	\$	79.50
	4 Month Period	\$	153.25
	Yearly Jan 1 - Dec 31 inclusive	\$	247.50
<i>Subject to a \$25 administration fee (per change) for changes to permit. Includes adjusting parks used, days or times requested. Commercial service permits limited to up to 3 park uses per week under a single permit. Additional use requires separate permit to be issued.</i>			
ADDITIONAL CHARGES - ANY ACTIVITY			
	Washrooms/Gate Key Deposit	\$	20.00
	Staff time per hour – event support or excessive cleanup	\$	47.00
TREES			
	Tree Replacement Fee/Schedule I Trees	\$	1,275.00
DONATIONS			
	Donation Trees	\$	1,275.00
	Donation Bench or Table	\$	2,920.00

**Cedar Hill Golf Course - SCHEDULE C
2017-2018**

Green Fees		Summer	Winter
(5 day advance booking)		2017-2018	2017-2018
Weekday	Mon - Thursday	\$ 44.00	\$ 39.00
Weekend	Fri - Sun/Holidays	\$ 49.00	\$ 39.00
Twilight	Times vary (Winter - after 12 Noon)	\$ 39.00	\$ 28.50
Juniors		\$ 25.00	\$ 20.00
9 hole		\$ 28.50	\$ 21.00
13 hole		\$ 38.00	N/A
Super Twilight	Times vary (Summer only)	\$ 25.00	
Footgolf	9 holes - adult	\$ 10.00	\$ 10.00
Footgolf	9 holes - junior	\$ 10.00	\$ 10.00

Annual Passes		2017-2018
Weekday (Mon. - Fri.) (3 rounds / week, 55 summer, 45 winter, 5 day advance booking)		\$ 1,499.00
Full (3 rounds / week summer, 5 day advance booking, unlimited winter)		\$ 1,999.00
Junior	12-18 yrs	\$ 250.00

Note: additional rounds above the max of 3/week (summer full pass) or weekday pass limits are played at the 9 hole rate

Green Fee Discount Cards*		10X	25X	50X
Summer		(10% discount)	(20% discount)	(30% discount)
Weekday	Mon. - Fri.	\$ 396.00	\$ 880.00	\$ 1,540.00
Weekend	Sat/ Sun/Holidays	\$ 441.00	\$ 980.00	\$ 1,715.00
9 hole		\$ 256.50	\$ 570.00	\$ 997.50
13 hole		\$ 342.00	DISCONTINUED	
Twilight		\$ 346.50		
Winter		10X (15% discount)		
Daily, anytime (* discount card booking same as green fee players, 5 day advance)		\$ 327.25		

Notes

- Discount card use allows the holder to take 1 guest per same day played. Cards are not transferable.
- All Pass and Discount Card holders receive 10% off food purchases in the clubhouse by presenting their pass/card at time of purchase
- Food discounts do not apply to tournaments or booked events

All prices include GST

Summer pass rounds are in effect when summer green fees are in effect
 Winter pass rounds are in effect when winter green fees are in effect
 Summer/winter dates are determined by weather and playing conditions

Clubhouse Rentals

Golf Course Club House rental rates are negotiated based on type of event, length of event, and food and beverage spend.

Space	Size (sq. ft)	Max Occupancy	Rental Rate
Banquet Room Area	1242	64	\$52.50 (hourly)
Banquet Room & Lounge	1819	150	\$76.25 (hourly)

Space	Size (sq. ft)	Max Occupancy	Rental Rate
Banquet Room Area	1242	64	\$500/event
Banquet Room & Lounge	1819	120	\$750/event



The Corporation of the District of Saanich

Report

Mayor
Councillors
Administrator
Council
Administrator
Media

To: Mayor and Council
From: Sharon Hvozdzanski, Director of Planning
Date: March 15, 2017
Subject: BC Sustainable Energy Association 100% Renewable Energy by 2050 Pathway for the District of Saanich Report
File: 2560-40

RECOMMENDATION

That Council receive the report entitled "100% Renewable Energy by 2050 Pathway for the District of Saanich" prepared by the BC Sustainable Energy Association for information.

PURPOSE

The purpose of this report is to provide contextual information for Council related to the BC Sustainable Energy Association's (BCSEA) document presented by BCSEA this evening.

DISCUSSION

Context

In 2010, Council approved the Climate Action Plan and committed to a greenhouse gas (GHG) reduction target for corporate emissions of 50% GHG reduction by 2020 and community emissions of 33% GHG reduction by 2020 from 2007 levels. The Plan included a framework and strategies to help achieve this target. Alongside many other Canadian cities, and despite the implementation of multiple successful programs and strategies, as Council is aware, Saanich is not on track to meet either of these targets by 2020. However, projects that are either funded or proposed for implementation over the next four years, particularly related to corporate emissions, intend to move us close to achieving these targets.

Recognizing this global shortfall, multiple levels of government are responding through a review of climate action plans and adoption of longer-term GHG emission targets. In December 2015, Canada adopted the "Paris Agreement" within the United Nations Framework Convention on Climate Change (UNFCCC) alongside more than 90 countries. This is a commitment to accelerate and intensify the actions needed to limit global average temperature rise to below 2°C above pre-industrial levels and to pursue efforts to limit the increase to 1.5°C. This equates to an 80% reduction in GHG emissions below 2007 levels by 2050. This was reflected in the inclusion of a target for 80% reduction of GHG emissions by 2050 below 2007 levels in the "BC Climate Leadership Plan" (August 2016).

The global debate relating to the implementation of this target has fuelled local discussions around a move to 100% renewable energy. Several cities, including Vancouver and Victoria in BC, have seen this as an opportunity to reinvigorate their climate action plans, committing to



both an 80% GHG reduction target (below 2007 levels) and 100% renewable energy target by 2050 for both the corporation and community.

BCSEA Report

In 2016, the Victoria Chapter of the BCSEA received a District of Saanich Community Sustainability Grant for \$4,999 to fund:

1. A report outlining a “pathway” for the District of Saanich to develop a “100% Renewable Energy by 2050” goal comparable to that adopted by the City of Vancouver; and
2. A town hall meeting in Saanich to discuss the 100% renewable energy concept and proposed goal with the public.

The report presents valuable background information regarding the 100% renewable energy targets discussion in the Saanich context (note: emissions calculations and projections have not been verified by Saanich staff). It identifies high level strategies covering multiple levels of government and with varying levels of influence or control that could support a move to 100% renewable by 2050 and makes reference to some of the staff work already underway. Importantly, it included community engagement regarding 100% renewable energy.

The presentation of the final report and outcomes of the town hall meeting by BCSEA this evening is the conclusion of this work and fulfills the requirements of the Community Sustainability Grant.

Staff Progress

Several initiatives have been completed or are underway that support a move to 100% renewable energy within the District of Saanich. These include but are not limited to:

Corporate Initiatives – Examples	Community Initiatives - Examples
<ul style="list-style-type: none"> • Corporate facility energy audits 	<ul style="list-style-type: none"> • Community wide District Energy Review
<ul style="list-style-type: none"> • Facilities renewable energy retrofits 	<ul style="list-style-type: none"> • Municipal Retrofit Strategy, Rebate and Financing Programs
<ul style="list-style-type: none"> • LED street light program 	<ul style="list-style-type: none"> • Development of an Active Transportation Plan and Agriculture and Local Food Policy
<ul style="list-style-type: none"> • Electric Vehicle (EV) fleet program 	<ul style="list-style-type: none"> • Installation of EV charging stations and Bike Kitchens

Alongside other programs and actions, these initiatives combine to move Saanich towards its Climate Action Plan vision and targets. A Key Priority identified in the draft 2017 Financial Plan, is to coordinate this work into a combined strategy to make progress towards 100% renewable energy. The District of Saanich 100% Renewable Energy Strategy would be built upon existing work done to date, supplemented with detailed research on specific strategies and actions and include fulsome community and stakeholder engagement. It would provide the opportunity to review the existing GHG reduction targets in light of new research, risks and costs and present an understanding of the necessary prioritized actions and resources required to achieve 100% renewable energy. The development of this Strategy should not impede the ongoing programs and initiatives that support carbon reduction in the corporation or community.

Next Steps

1. **100% Renewable Energy Strategy** - staff present to Council for review and consideration, Terms of Reference for a 100% Renewable Energy Strategy. This presentation would address:
 - Progress made towards existing corporate and community GHG reduction targets;
 - Council direction on the adoption of long-term GHG reduction targets consistent with global goals; and
 - Council direction on the adoption of 100% renewable energy targets to provide direction for the 100% Renewable Energy Strategy.
2. **Pilot Program** - staff present to Council for review and consideration, a Municipal Retrofit Strategy and Municipal Financing Program Pilot to support the 100% Renewable Energy Strategy.

Commitment to Renewable Energy

Should Council wish to make a commitment this evening towards achieving 100% renewable energy in Saanich, staff would recommend the following motion:

“That Saanich Council supports in principle moving as both a corporation and community towards 100% renewable energy”.

FINANCIAL IMPLICATIONS

None, at this time.

As noted in the body of this report, staff will be bringing forward a separate report on: 1) the potential development of a 100% Renewable Energy Strategy for Saanich; and 2) a focused pilot project related to a Municipal Retrofit Strategy and Financing Program Pilot. If Council supports one or both initiatives, a budget would be required to complete the work. The budget for this work would be outlined in the upcoming reports to Council.

STRATEGIC PLAN IMPLICATIONS

None, at this time.

As noted in the body of this report, staff will be bringing forward a separate report on: 1) the potential development of a 100% Renewable Energy Strategy for Saanich; and 2) a focused pilot project related to a Municipal Retrofit Strategy and Financing Program Pilot. These align with Key Priorities identified in the draft 2017 Financial Plan and the Sustainability Division proposed work plan. Delivery will be dependent upon staff recruitment timelines.

CONCLUSIONS

- There has been a global and national commitment to limit global average temperature rise to below 2°C above pre-industrial levels; this equates to an 80% reduction in GHG emissions below 2007 levels by 2050;
- Several cities, including Vancouver and Victoria in BC, have renewed their climate targets to reflect this global commitment and incorporated a specific target to achieve 100% renewable energy by 2050 for both corporation and community;

- The BCSEA report presented this evening provides valuable background regarding the 100% renewable energy targets discussion in the Saanich context. It identifies high level strategies for multiple levels of government to become 100% renewable by 2050 and took a first step in engaging the community on this broader topic;
- The presentation of the final report and outcomes of the town hall meeting by BCSEA this evening presents the conclusion of this work and fulfillment of the requirements of the Community Sustainability Grant;
- Saanich has several initiatives (completed and/or underway) that support a move to 100% renewable energy. A Key Priority in the draft 2017 Financial Plan is to coordinate this work into a combined 100% Renewable Energy Strategy; and
- Next steps are to present a terms of reference for the 100% Renewable Energy Strategy to Council for review and consideration. This would include a status of progress made towards existing GHG reduction targets and afford Council the opportunity to renew these targets and adopt a specific 100% renewable energy target as desired. In addition, staff would present a Municipal Retrofit Strategy and Municipal Financing Program Pilot to Council to support the 100% Renewable Energy Strategy.

Prepared by 

 Rebecca Newlove
 Manager of Sustainability

Approved by 

 Sharon Hvozdzanski
 Director of Planning

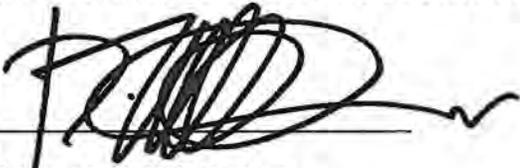
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- Attachments:
- 100% Renewable Energy by 2050 Pathway for the District of Saanich. Report to the Corporation of the District of Saanich (Hackney. S, BC Sustainable Energy Association, 27 February 2017)

cc: Paul Thorkelsson, Administrator

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.



 Paul Thorkelsson, Administrator

**100% Renewable Energy by 2050 Pathway
for the District of Saanich:**

Report to the Corporation of the District of Saanich

**By Thomas Hackney, Policy Director,
BC Sustainable Energy Association**

27 February 2017

100% Renewable Energy by 2050 Pathway for the District of Saanich:

Report to the Corporation of the District of Saanich

By Thomas Hackney, Policy Director, BC Sustainable Energy Association

27 February 2017

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Executive Summary

Introduction and context

This report and the associated “Big Town Hall” of 29 October 2016 fulfill the BC Sustainable Energy Association’s (BCSEA) obligations under the District of Saanich’s Sustainability Grant to BCSEA, Victoria Chapter. The deliverables were to provide “a report outlining a ‘pathway’ ... for the District of Saanich to develop a ‘100% Renewable Energy by 2050’ goal,” and to present the proposed pathway to the public. The “Big Town Hall,” held at Saanich Commonwealth Place, met with a strong positive response (see Appendix A).

100% Renewable Energy (100% RE) by 2050 is an established concept internationally. It can be seen as a positively stated equivalent to the target of reducing greenhouse gas emissions by 80% by 2050 in order to mitigate climate change. Cities, countries and subnational governments around the world have adopted 100% RE by 2050 or a variant of it, notably the City of Vancouver, the City of Victoria and Oxford County, Ontario.

100% RE pertains to the energy and emissions of the whole community, not just municipal operations.

Saanich’s 2016 energy use; 2050 BAU forecast; 2050 100% RE vision

The analysis first estimated energy use and emissions for the District of Saanich for 2016, based on 2010 data from the Province of BC’s Community Energy and Emissions Inventory (CEEI) (see Sections 2 & 3). Next, a 2050 Business as Usual (2050 BAU) forecast was made, based on the BC Stats population forecast and the forecasts of BC Hydro and FortisBC. Finally, a vision for 100% Renewable Energy by 2050 (2050 100% RE) was proposed, where Saanich’s energy needs would be met entirely with renewable energy, causing no greenhouse gas (GHG) emissions.

Achieving the 2050 100% RE vision would require active support from the government and people of Saanich. Supporting actions from neighbouring municipalities, the provincial government and even the federal government would also be needed to fully achieve the target.

Table ES-1. District of Saanich total energy use (gigajoules (GJ))/year

	2016 estimate	2050 BAU forecast	2050 RE vision
buildings	6,173,689	7,445,970	4,103,942
transportation	4,105,143	1,330,618	330,104
landfill waste	0	0	0
total	10,278,832	8,776,588	4,434,046

Table ES-2. District of Saanich total GHG emissions (tonnes CO₂ (equiv.)/year)

	2016 estimate	2050 BAU forecast	2050 RE vision
buildings	141,030	139,810	0*
transportation	266,558	37,765	0*
landfill waste	38,677	0	0
total	446,265	177,575	0

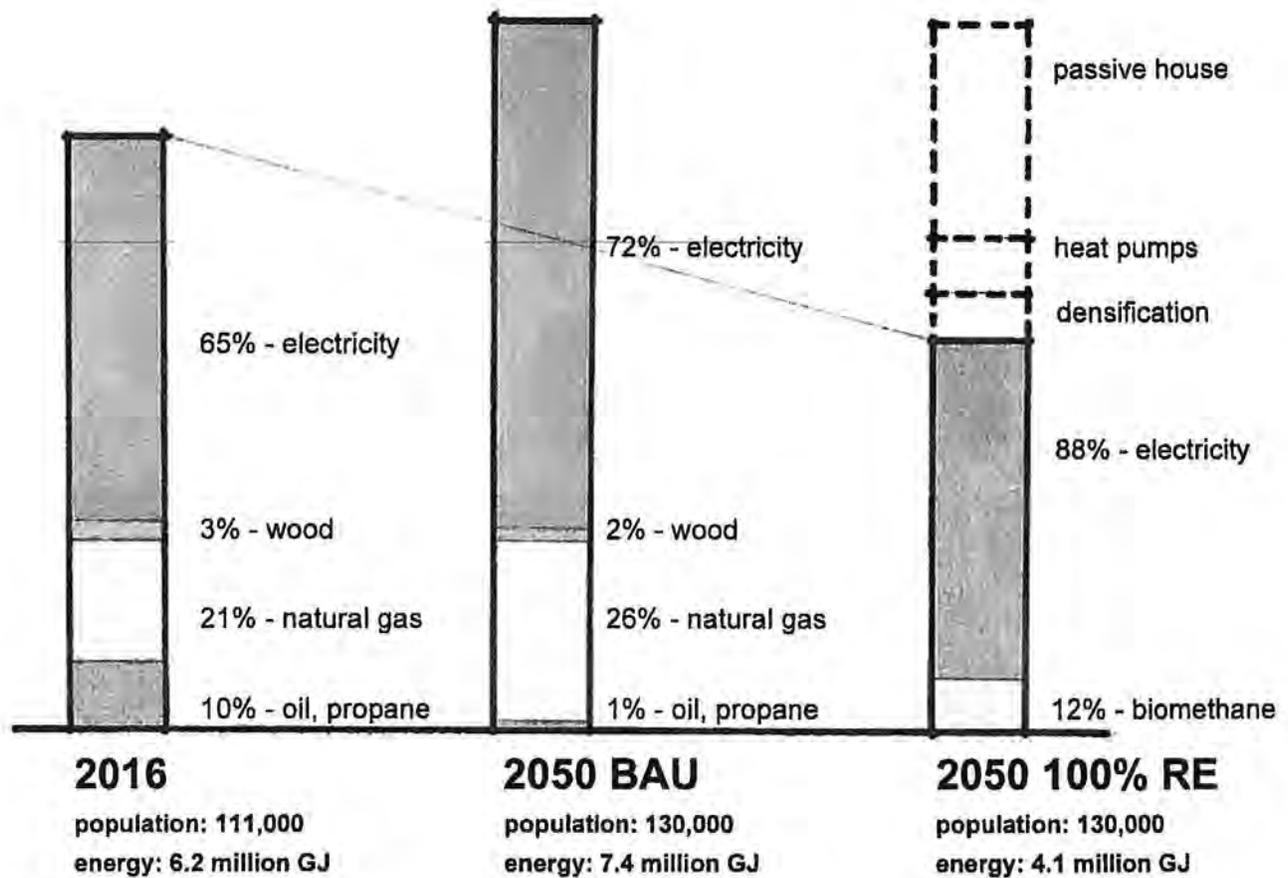
* Small amounts of biomethane and biofuel are used; these are deemed to cause no net greenhouse gas (GHG) emissions.

Buildings: measures, policies and ‘jurisdictional buckets’

For buildings, the main recommendations are (see Section 3):

- Implement a community-wide energy deep retrofit program, to upgrade the building envelopes of as many homes and other buildings as possible, so as to approach a ‘Passive House’ (PH) standard of building envelope efficiency.
 - Municipalities, including Saanich, may soon be able to mandate building efficiency levels up to a net-zero level (similar to PH), under a Step Code that could become a regulation under the *Building Act*.¹
 - A community-wide program to upgrade building efficiency requires provincial support and should be part of a BC-wide building efficiency program. Ramping up the building industry, reallocating workers and providing training would take provincial support and industry buy-in.
- Replace fossil fuels with ground source and air source heat pumps, including district energy systems.
 - Saanich can use its development plans and incentives.
 - Provincial support is needed to upgrade standards for energy efficiency and emissions for space and water heating equipment. The province could help by signalling a policy preference for renewable energy. Provincial legislation may be needed to enable municipalities to implement district energy systems.
- Zone for multi-unit residential development and walkable communities, and optimize the compactness of commercial building developments.
 - Saanich controls its own zoning and urban containment boundary.
 - The province is responsible for maintaining the Agricultural Land Reserve, affecting the amount of economic pressure for urban sprawl.
- Maximize rooftop solar photovoltaic (PV) generation.
 - Saanich controls its own development plans.
 - Provincial (and/or federal) policy and incentives would help a lot.
- Support existing programs like BC’s Oil to Heat Pump Incentive Program.

¹ <http://www2.gov.bc.ca/gov/content/industry/construction-industry/building->



District of Saanich – energy use – buildings

Figure ES-2. Energy use for buildings: 2016, 2050 BAU and 2050 100% RE

Transportation: measures, policies and 'jurisdictional buckets'

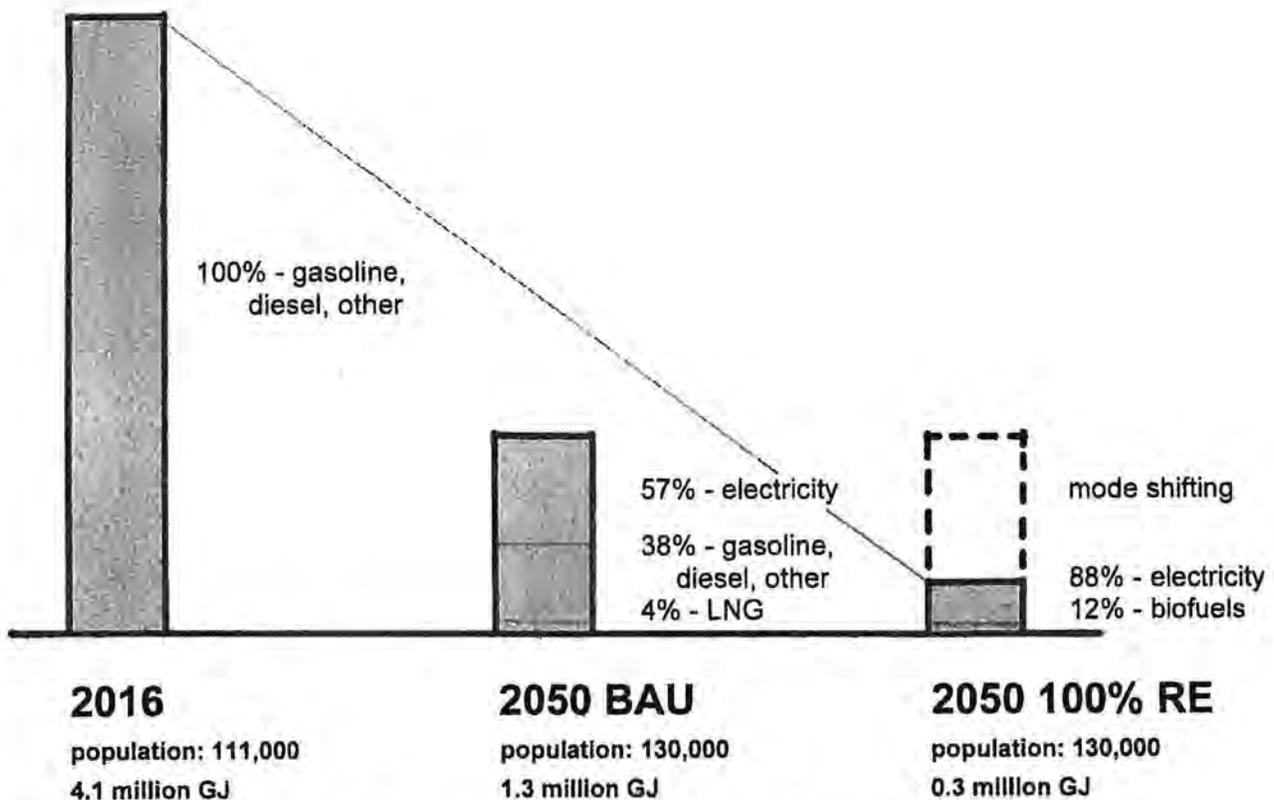
For transportation (see Section 3), the 2050 BAU forecast shows a large decrease in energy use and emissions, even without 100% RE measures, due to an expected switch to battery electric vehicles for personal use.

The main transportation recommendations to go beyond 2050 BAU are:

- Implement 'mode shifting' as the most urgent and effective measure. Re-plan the regional transportation system to prioritize transit, cycling and walking over personal vehicles. Improve transit service. Improve cycling and walking planning and infrastructure. Implement traffic calming to reduce the impact of motor vehicles in the street environment. This approach is necessary for developing successful walkable communities, i.e. where people can walk to most of their daily shopping and services, and cycle or take convenient

transit for longer trips. This also makes it easier and more efficient to meet the needs of people with mobility challenges.

- Saanich can design its own streets and traffic lanes for pedestrians, cyclists, people with mobility challenges and motorized vehicles. Saanich can also advocate at the CRD for the appropriate regional transportation objectives.
- Regional planning of transit and traffic is most critical, requiring support from the CRD municipalities and the provincial government.



District of Saanich – energy use – transportation

Figure ES-3. Energy use for transportation: 2016, 2050 BAU and 2050 100% RE

- Transit and local and regional freight vehicles should be electrified. Long haul freight should be electrified to the extent feasible; some biofuels may be needed (assumed to be carbon neutral), given current limitations of battery technology. Freight transportation should be planned for optimum efficiency.
 - Saanich has limited ability to control the types of vehicles on the street, but it can advocate for 100% RE transportation at the CRD.

- Provincial support is needed to change vehicle emissions and technology standards and to support electrification and planning.
- Federal support is needed to address long haul freight planning.

Saanich’s work so far and recommendations for next steps (see Section 5)

- Saanich already has a policy framework that can support a 100% RE target, including a vision document that recognizes environmental sustainability and action plans for reduced GHGs and renewable energy.
- Saanich’s work with SFU’s Renewable Cities on sustainability criteria supports 100% RE.
- Saanich should formally commit to 100% RE by 2050, so as to align itself with the position of the City of Victoria. Saanich should leverage Victoria’s planning to help develop its own comprehensive 100% RE by 2050 plan.
- Saanich should engage the public systematically, broadly and deeply, through charrettes and town hall meetings to seek broad buy-in for 100% RE.
- Saanich should engage the business community, particularly the construction industry – builders and workers – to explain 100% RE and build support.
- Saanich should seek provincial and CRD policy and planning support for 100% RE.

“Big Town Hall” meeting (see Appendix A)

These findings and recommendations were presented to the public at the ‘Big Town Hall’ meeting of 29 October 2016, which was held at Saanich Commonwealth Place.

About 135 people, including 33 self-identified District of Saanich residents, heard the presentations, participated in small group discussions and answered a questionnaire. The responses strongly supported the 100% RE by 2050 concept and the proposed policies. The averaged scores, on a subjective 1 to 10 scale, ranged from a low of 8.4 to a high of 9.9.

Post-it note comments from participants included:

- “100% RE Saanich = engaged people.”
- “Fantastic!”
- “Leader!”
- “It can be done faster than 2050!”

1. Introduction and context

Deliverables under the terms of the Sustainability Grant

This report partly fulfills the terms of the District of Saanich's Sustainability Grant to the BC Sustainable Energy Association (BCSEA), Victoria Chapter to provide "a report outlining a 'pathway' ... for the District of Saanich to develop a '100% Renewable Energy by 2050' goal."²

The second deliverable was a town hall meeting in Saanich to present and discuss the 100% renewable energy by 2050 target with the public. BCSEA staged the "Big Town Hall" on Saturday, 29 October, at Saanich Commonwealth Place.³ The event was recorded by Shaw Cable⁴ and featured a presentation by Tom Hackney, Policy Director of the BCSEA, of the results and recommendations in this report,⁵ as well as presentations by Betsy Agar⁶ of Simon Fraser University Centre for Dialogue's Renewable Cities and Victoria Barr,⁷ Healthy Communities Consultant and former President of the Public Health Association of BC, on the co-benefits of 100% RE.

Approximately 135 people attended to hear the presentations, take part in small group discussions and react to the proposed 100% RE measures and supporting policies. Responses to a questionnaire were received from 33 District of Saanich residents and 77 non-residents (see Appendix A, below). The responses were strongly in favour of 100% RE by 2050.

This report quantifies at a high level the changes needed to achieve the 100% RE by 2050 target, showing that Saanich's building stock and transportation system will need to be profoundly transformed. It proposes one possible combination of measures to achieve the target; however, it does not provide a detailed analysis, nor does it cost the proposed measures.

This report also briefly discusses policies and approaches needed to proceed with the 100% RE by 2050 target, with particular emphasis on the need for public engagement.

² District of Saanich – Sustainability Grant Application: Pathway to 100% Renewable Energy by 2050 for the District of Saanich, BC Sustainable Energy Association, Victoria Chapter, February 2016.

³ <http://www.bcsea.org/chapters/victoria>

⁴ <https://www.youtube.com/watch?v=Q2I5toNmAeQ>

⁵ https://www.bcsea.org/sites/bcsea.org/files/2016-10-29_-_100_re_saanich_pathway_presentation.pdf

⁶ https://www.bcsea.org/sites/bcsea.org/files/bc_sea_saanich_town_hall_agar.pdf

⁷ https://www.bcsea.org/sites/bcsea.org/files/bcsea_pres_co-benefits_for_healthy_communities_vbarr_oct_29_2016.pdf

Acknowledgements

I would like to thank the Council of the Corporation of the District of Saanich for awarding this Sustainability Grant to the BCSEA, thus enabling us to start this important research and public engagement. The work has been very interesting and rewarding. I hope it will be useful to Saanich.

I would like to thank Mark Boysen, then the Sustainability Coordinator and Energy Manager at the District of Saanich.

Marion Pape and the other members of the Victoria Chapter steering committee were very supportive throughout, with advice on how to organize the research, and particularly with the organizing and staging of the Big Town Hall.

Several energy and energy economics professionals either reviewed my draft vision and recommended measures or provided suggestions for policy approaches to achieve a renewable energy transformation. Their feedback and suggestions were invaluable, however I retain the sole responsibility for the information, conclusions and recommendations presented here:

- Dr. Raymond Cole, Professor at the UBC School of Architecture and Landscape Architecture, and Dr. Christina Bollo, Postdoctoral Fellow at the UBC School of Architecture and Landscape Architecture, reviewed and commented on my draft analysis and recommendations for buildings;
- Brett Zuehlke and Morgan Braglewicz, Masters students at the SFU Energy and Materials Research Group commented on policies and approaches to achieve a 100% renewable energy target. Dr. Mark Jaccard, Professor at the SFU Energy and Materials Research Group provided additional comments;
- Eric Doherty, Principal of Ecopath Planning (www.ecoplanning.ca) reviewed my draft analysis and recommendations on transportation and provided comments.

Whole community, 100% RE definition, rationale

In this report, “100% Renewable Energy” (100% RE) refers to the entire community of the District of Saanich, not just municipal operations.

“Renewable Energy” (RE) means energy from one or more of:

- the wind,
- the sun,
- running water,
- the heat of the earth (geothermal),
- heat produced by heat pumps that are powered by RE, plus

- heat produced by burning organic materials (biomass and biogas), provided these are produced without undue environmental harm and provided they cause no net increase in greenhouse gases in the atmosphere.

100% RE excludes fossil fuels.

The rationale for a 100% RE by 2050 target is the urgent need to reduce global greenhouse gas (GHG) emissions, in order to minimize the long term effects of global warming and climate disruption. Since the majority of global GHG emissions are caused by burning fossil fuels to produce energy, “100% RE” may be seen as a positively stated equivalent to eliminating or greatly reducing GHG emissions.

The notion of 100% RE is well enough established to have its own Wikipedia article,⁸ where the concept is traced back to a 1975 paper by Danish physicist, Bent Sørensen.

The target year of 2050 has been widely adopted around the world. It represents a compromise between the urgent need to reduce emissions and the challenges of radically transforming humanity’s energy systems.⁹ Once a 100% RE transition has been started, it may emerge that a shorter time-line than 2050 would be more appropriate.

The rationale for targeting the municipal level of government – here, Saanich – despite their lack of jurisdiction over all necessary policies and measures is that municipalities are perceived as being ‘where the rubber meets the road’ in terms of contact with voters and ability to affect direct change. Municipalities all over the world are now stepping into prominent international roles on the climate and renewable energy issues (see Section 4, below). However, all levels of government will need to be engaged to achieve the target.

Outline of methodology

The following outlines the methodology used (see Appendix B for more detail):

1. Identify Saanich’s energy use and emissions by sector, using 2010 data from the Province of BC’s Community Energy and Emissions Inventory (CEEI).¹⁰

⁸ https://en.wikipedia.org/wiki/100%25_renewable_energy

⁹ Google 80% by 2050. For example, US Union of Concerned Scientists fact sheet: <http://www.usclimatenetwork.org/resource-database/WEB%20emissions-target-fact-sheet.pdf>; e.g. City of New York:

<http://www1.nyc.gov/html/onenyc/visions/sustainability/goal-1.html>; e.g. 350.org: <https://350.org/80-by-2050-from-radical-to-mainstream/>

¹⁰ Community Energy and Emissions Inventory:

<http://www2.gov.bc.ca/gov/content/environment/climate-change/reports-data/community-energy-emissions-inventory>

2. Adjust CEEI 2010 data by population growth to estimate energy use and emissions for 2016.
3. Forecast energy use and emissions for 2050 for the business as usual (BAU) case, where there is no special effort to achieve 100% RE. The forecast increases are mainly population driven, based on BC Stats' forecast, with some adjustments for factors such as technology advancement (particularly the electrification of vehicles).
4. Propose a 2050 100% Renewable Energy (2050 RE) vision, based on possible, though challenging-to-implement measures to be taken by Saanich (government, residents and businesses), with cooperation and support assumed from other jurisdictions (regional, provincial and national). The 100% RE vision assumes no measures to limit population growth. It generally maintains the same quality of services to Saanich residents, but needs are often assumed to be met with fewer resources than currently. For example, it is assumed that shopping and services will be located closer to homes, so that people will meet the same service needs with much less use of and need to own personal motor vehicles.
5. Discuss at a high level the policies and planning needed to achieve 100% RE by 2050 and how they relate to the powers of different levels of government.
6. Propose next steps for the District of Saanich, including public outreach, policy commitments and further study.

Quality of data, level of detail, cost effectiveness of solutions

This is a high level initial study, appropriate for identifying the main requirements of a 100% RE by 2050 target and for discussing them with the public and policymakers at a high level. The quality of data and depth of analysis are not appropriate for planning and program design. (See Appendix B for more details.)

The solutions proposed use established technologies, in some cases assuming some technological advancement. Efforts were made to propose the most efficient solutions. It is assumed that the 100% RE target places a high value on long term climate stability, but that the current economic valuation of energy products does not. Accordingly, solutions proposed here may cost more in dollars than fossil fuel powered alternatives.

Saanich's situation and circumstances

The following lists some of the circumstances considered as context in this study:

- Saanich is adjacent to and north of the City of Victoria, forming with Victoria the population and business core of southern Vancouver Island. Saanich is to some extent a dormitory suburb of Victoria and a favoured part of the capital region for retirement living.
- Saanich's land area is 10,378 hectares, of which 18% is in the Agricultural Land Reserve and 21% is farmed. Approximately half of Saanich is within the Urban Containment Boundary and available for denser development.¹¹ The Official Community Plan lays out zones for urban centres and "villages." Built form ranges from urban to rural, with suburban dominating.
- The residential stock is fairly typical of BC, though likely older than average. About 80% of residences are single family detached, semi-detached or row houses, and about 20% are low-rise apartments, with a small number of high rises.
- Commercial buildings are mostly retail, with some office and a small amount of light industrial. There is no heavy industry.
- Saanich is crossed by the main transportation and supply routes between the mainland and Victoria and the western communities, including a currently abandoned railway right of way.

2. Energy and emissions summary: 2015, 2050 BAU and 2050 RE

The energy use and greenhouse gas (GHG) emissions for the 2016 estimates, the 2050 BAU forecast and the 2050 100% RE vision are given in Tables 2-1 and 2-2, broken down into major sectors: buildings, transportation and landfilled waste. The analysis shows a forecast increase in energy use to 2050, largely driven by population, though moderated by technological developments, contrasted with the 100% RE vision, in which energy use is systematically minimized and GHG emissions eliminated, while generally maintaining the current level of services to people.

Table 2-1. District of Saanich total energy use (gigajoules (Gj))/year

	2016 estimate	2050 BAU forecast	2050 RE vision
buildings	6,173,689	7,445,970	4,103,942
transportation	4,105,143	1,330,618	330,104
landfill waste	0	0	0
total	10,278,832	8,776,588	4,434,046

¹¹ District of Saanich Agriculture and Food Security Plan Background Report, 2016. <http://www.saanich.ca/assets/Community/Documents/Planning/BackgroundReportAFSP0525.pdf>

Table 2-2. District of Saanich total GHG emissions (tonnes CO₂ (equiv.)/year)

	2016 estimate	2050 BAU forecast	2050 RE vision
buildings	141,030	139,810	0*
transportation	266,558	37,765	0*
landfill waste	38,677	0	0
total	446,265	177,575	0

* Small amounts of biomethane and biofuel are used; these are deemed to cause no net greenhouse gas (GHG) emissions.¹²

3. Analysis: vision for 100% RE in 2050, measures and policies

Overview

The District of Saanich already has a policy framework and is acting to increase efficiency and reduce GHGs for buildings and transportation. The task, generally, is to build on these policies and actions, to upgrade the target to 100% RE by 2050, to increase the pace of action and to enlist broader support from the community and other levels of government to carry out the measures.

Buildings

2050 BAU

The BAU energy and emissions projection from 2016 to 2050 is mostly population driven. Population is forecast to increase by 17% in 34 years from about 111,000 to about 130,000.¹³

Other factors assumed to affect the growth in energy and emissions include:

- A trend toward more apartment-style dwelling units will somewhat reduce per-dwelling energy use. This will be offset by a tendency toward fewer people living in each household, hence more dwellings required to house the population.

¹² Biomethane (methane produced from biological sources) and biofuel (liquid fuel produced from biological sources) remove carbon (CO₂) from the atmosphere during their production and return it to the atmosphere when combusted to release energy. In this analysis, it is assumed that standards and technologies will be implemented that will ensure that these fuels are effectively carbon neutral, i.e. that they remove as much CO₂ from the atmosphere as they contribute.

¹³ BC Stats forecasts growth to 2014 averaging 0.45% per year. MXD Development Strategists forecasts a 0.45% annual growth rate from 2011 to 2036, based on the BC Statistics forecast (*The District of Saanich, Population Projections, Trend & Capacity Build-Out Analysis*, 2013, page 43). I assume this growth rate will continue to 2050.

- There will be only a modest increase in building envelope energy efficiency.
- Equipment and appliances will become more efficient, as the current trend in efficiency standards (largely provincial and federal) continues.
- Natural gas use will increase to 26% of the total for buildings and will largely replace oil and propane, as old oil and propane furnaces reach the end of their lives and are naturally replaced.

Vision for 2050 100% RE

The vision for 2050 is for as much as possible of Saanich's building stock to have been built or retrofitted to a "passive house"¹⁴ (PH) standard, so as to reduce energy demand, and for heating loads to be switched entirely off fossil fuel energy:

- About a third of the building stock is assumed to achieve the PH standard (mostly new buildings, with some retrofits). Sixty percent of buildings are assumed to have had some building envelope upgrades, and a small number of buildings are assumed not to have had any envelope upgrades. The ideal would be for the entire building stock to achieve the PH standard, but this goal is assumed to be too difficult, since it implies retrofitting or replacing 3% of the building stock per year (on average) over 34 years, with complete compliance from building owners.
- It is assumed that the majority of appliances and peripheral energy uses (refrigerators, televisions, computers, etc.) in the marketplace will be highly energy efficient models, and these will have largely replaced the less efficient models currently in use.
- Ground source heat pumps (GSHP) and air source heat pumps (ASHP) will supply two thirds of buildings' heat energy needs (space and water heating), and carbon neutral biomethane will supply the other third, with perhaps a small contribution from solar hot water (SHW).
- Natural gas is assumed to be replaced by heat pump energy and biofuels. Oil and propane are virtually eliminated from use.
- Building forms and urban planning will maximize compactness and walkability. All new residential construction between 2016 and 2050 will be of the apartment type, as opposed to detached or semi-detached; and the density of commercial building developments will be increased over BAU.

¹⁴ "Passive house (Passivhaus in German) is a rigorous, voluntary standard for energy efficiency in a building. ... It results in ultra-low energy buildings that require little energy for space heating or cooling. ... The standard is not confined to residential properties; several office buildings, schools, kindergartens and a supermarket have also been constructed to the standard." Passivhaus building focuses on achieving very low heat loss from building envelope elements: walls, roof, floors, so that the need for heating cooling equipment is minimized. https://en.wikipedia.org/wiki/Passive_house

- Saanich’s open spaces and Agricultural Land Reserve (ALR) lands will remain protected from urban encroachment and will be kept for recreation and agriculture.
- Overall, building energy use will be reduced to from 2050 BAU 7.4 million GJ per year to 4.1 million GJ per year, a reduction of 44%.
- Annual GHG emissions will be reduced from 140,000 Tonnes of CO₂ in 2050 to zero.
- Solar photovoltaic (PV) generation will be maximized across the building stock and will supply roughly 500,000 GJ per year of electrical energy, meeting about 12% of buildings’ total energy requirements. The rest of the energy requirement will be supplied by BC Hydro. BC Hydro’s power is currently more than 90% renewable and is assumed to become virtually entirely renewable by 2050.

The analysis for buildings is summarized in Table 3-1, broken down by residential (detached and apartment-style buildings) and “commercial” (including retail, office, small industrial and institutional buildings).

Table 3-1. Building stock energy use by building type

	2016		2050 BAU		2050 RE	
	units	energy (GJ)	units	energy (GJ)	units	energy (GJ)
residential						
detached	41,294	3,919,854	49,066	4,551,899	42,000	2,310,022
apartment	10,957	348,561	15,759	504,391	22,825	295,524
subtotal	52,251	4,268,416	64,825	5,056,290	64,825	2,605,546
commercial		1,905,273		2,389,680		1,498,396
buildings tot.		6,173,689		7,445,970		4,103,942

Table 3-2 analyzes the residential and commercial components of the building stock by the energy source used for heating.

Table 3-2. Building stock energy use and emissions by heating energy type

	2016		2050 BAU		2050 RE	
	energy (GJ)	CO ₂ (eq) (T)	energy (GJ)	CO ₂ (eq) (T)	energy (GJ)	CO ₂ (eq) (T)
residential						
electricity	2,815,460	19,552	3,850,524	26,741	2,212,251	0
biomethane	0	0	0	0	393,295	0*
natural gas	603,133	30,253	984,770	49,395	0	0
oil/propane	640,570	43,111	64,057	4,311	0	0
wood	209,252	4,239	156,939	3,179	0	0
subtotal	4,268,416	97,155	5,056,920	83,626	2,605,546	0
commercial						
electricity	1,196,175	8,307	1,473,599	10,234	1,393,857	0
biomethane	0	0	0	0	104,539	0*
natural gas	709,097	35,568	916,081	45,950	0	0
subtotal	1,905,273	43,875	2,389,680	56,184	1,498,396	0
all buildings						
electricity	4,011,635	27,859	5,324,123	36,975	3,606,108	0
biomethane	0	0	0	0	497,834	0*
natural gas	1,312,230	65,821	1,900,851	95,345	0	0
oil/propane	640,570	43,111	64,057	4,311	0	0
wood	209,252	4,239	156,939	3,179	0	0
buildings tot.	6,173,689	141,030	7,445,970	139,810	4,103,942	0

* Biomethane is deemed to cause no net greenhouse gas (GHG) emissions.

Proposed strategies and policy responsibilities

The proposed change to 100% RE is big enough that virtually all practical energy saving and fossil fuel reducing measures should be deployed. Likewise, all levels of government, businesses, labour and society in general will need to be engaged, and a high general level of buy-in and cooperation will be needed.

The first two (more or less equal) priorities are:

- to reduce energy use as much as possible through efficiency and conservation measures, and
- to switch the heating requirements (space heating and hot water) away from fossil fuels (natural gas, propane and oil) and inefficient electric baseboard heating to heat supplied by ground source heat pumps (GSHP) and air source heat pumps (ASHP) that are powered by renewable electricity, and to carbon-neutral biomethane.
- Note on envelope upgrades versus heat pumps: These two approaches reinforce each other, and can to some extent replace each other. Increasing building envelope efficiency reduces the need for space heating equipment, while replacing fossil fuel combustion with heat pumps reduces energy use and emissions, even if the efficiency of building envelopes is not improved.

In this analysis, I have emphasized maximizing reductions in energy use, so as to minimize the demand for grid-supplied electricity. At the provincial level, a 100% RE target would require 'greening' BC's heavy industry – a problem which does not occur in Saanich. This would place strong demands on BC's ability to develop 100% RE generation. Accordingly, municipalities like Saanich, to play their part, must reduce their energy use as much as possible.

- This report does not attempt to analyze the optimum combination of building envelope efficiency upgrades versus switching to heat pumps.

A third priority is to maximize the generation of renewable photovoltaic (PV) energy.

Recommended measures to maximize energy efficiency and conservation include:

- Quickly upgrade buildings to achieve a PH standard for new buildings and comparable standards for retrofits.¹⁵
 - It is assumed that by 2050, about a quarter of residential units and commercial space will have been built since 2016 (either incremental new construction or replacement of existing), and that this will all be built to a PH standard.
 - Municipalities, including Saanich, may soon be able to mandate building efficiency levels up to a net-zero level (similar to PH), under a Step Code that could become a regulation under the *Building Act*.¹⁶
 - Provincial policies will be needed to coordinate and support labour skills training and labour force allocation. Industry buy-in will be needed.
- Implement a community-wide energy retrofit program, aimed at “deep retrofits” to the building envelopes of as many homes and other buildings as possible, so as to approach a PH standard as closely as possible.
 - It is estimated that moving from BAU to a PH level of efficiency could theoretically reduce total residential energy use by 60% and commercial/light industrial energy use by 40%. Here, it is assumed only a 50% reduction in residential energy use will actually be achieved, and a 35% reduction in the commercial energy use.
 - It is assumed that roughly a tenth of currently existing residential units and a tenth of currently existing commercial floorspace will be retrofitted to a PH standard, so that by 2050, combined with new

¹⁵ A PH standard generally requires significantly increased insulation above the norm, design to optimize air-vapour barrier integrity, minimization of corners and heated projections in the building, improved window standards, minimized heating equipment, centralized ventilation and other measures.

¹⁶ <http://www2.gov.bc.ca/gov/content/industry/construction-industry/building-codes-standards/energy-efficiency/energy-step-code>

- building, about 35% of homes and 30% of commercial space will achieve the PH standard.
 - About 60% of existing buildings are arbitrarily assumed to undergo some envelope efficiency upgrades, and 4% are arbitrarily assumed to undergo no envelope upgrades.
 - Of the approximately 3,340,000 gigajoules (GJ) of energy reductions proposed for the 100% RE vision, about 2,180,000 GJ are attributable to the PH building envelope measures, or 65% of the proposed reductions.
 - A community-wide retrofit program will be challenging, requiring homeowners and commercial building owners to make significant investments. It would require a province-wide effort to mobilize labour and capital. It would require policy support from the provincial government and probably incentives, and it would require widespread cooperation from BC's building industry, energy utilities, trades and municipalities, and of course the building owners, too.
- Zone for denser, more compact buildings and urban form.
 - The 2050 BAU forecast assumes a 76%/24% ratio between detached housing types and apartment style housing. The 2050 100% RE vision assumes a 65%/35% ratio, requiring that all new residential construction after 2016 be apartment style dwellings.
 - This accounts for about 530,000 GJ of the energy reductions proposed under 100% RE, about 16% of the total reductions.
- Maximize the efficiency of appliances and electronic devices.
 - It is assumed that in the 2050 BAU forecast, efficiency standards will be considerably higher than now, driven by stronger provincial, national and international efficiency standards.
 - In the 100% RE vision, it is assumed that the provincial government and possibly the municipality enact legislation and provide incentives to ensure that only the most efficient products are on the market and to encourage consumers to replace inefficient products.

Measures to switch heating energy (space and water heating) from fossil fuels and electric baseboard heat to ground source heat pumps (GSHP), air source heat pumps (ASHP), and carbon-neutral biomethane:

- Electrically powered GSHP and ASHP can deliver four times or more heat energy than the electrical energy that powers them.
 - They may be used to heat individual buildings (ASHP may even be used for individual rooms) or for district energy systems that heat several buildings.
 - It is assumed that the buildings' heating requirements are switched entirely to heat pumps and carbon-neutral biomethane, with heat pumps arbitrarily assumed to meet two thirds of buildings' heating loads (20% of buildings' total energy requirement).

- Provincial legislation is required to mandate zero-emissions and carbon-neutral heating energies for new construction and for the replacement of end-of-life equipment. The municipality may also play a role through development requirements. Provincial low-carbon fuel standards, and provincial and municipal incentives will be needed to ensure the replacement of existing fossil fuel powered heating systems.
- This measure accounts for about 630,000 GJ of the energy reductions proposed under 100% RE, 19% of the reductions.
- It is assumed that the use of natural gas will be eliminated, but that the existing natural gas distribution system will supply carbon-neutral biomethane. Oil and propane use are assumed to be eliminated.
 - About one third of buildings' heating loads are arbitrarily assumed to be met by biomethane.
 - As with heat pumps, provincial legislation, and provincial and municipal policies and incentives will be required to ensure the replacement of existing fossil fuel powered heating systems.

Finally, it is roughly estimated that 500,000 GJ/year of electricity could be generated by maximizing the deployment of solar photovoltaic (PV) panels on residential and commercial roofs. This could meet about 12% of the energy requirements of buildings. Through net metering, this energy would displace local electricity loads or be fed onto the grid.

Planning and policy approach

Saanich controls some of the key policy levers; others are controlled by other levels of government. Saanich can undertake some key actions on its own; others require regional cooperation and/or action at the provincial, national or even international level.

Objectives for the energy efficiency of buildings, the efficiency standards for appliances and equipment, and restrictions on the use of fossil fuels are mainly influenced by the provincial government through the building code, efficiency regulations and other legislation. The federal government may also play a role in terms of supporting the development of national or international standards for buildings and equipment. Saanich's role here can be to make its requirements known to the provincial government and to cooperate with other municipalities to advocate for appropriate standards.

Objectives for urban density, urban containment and parking allocation can be achieved by Saanich through its land zoning powers, development requirements and traffic control authority. The provincial government has a role in protecting the Agricultural Land Reserve.

General steps:

- Develop a comprehensive energy plan for the building stock:
 - Undertake detailed planning to confirm the situation and the actions needed to achieve 100% RE.
 - Assess how much of the building stock should and could be renovated and how much should and could be replaced, coordinated with a labour force plan.
 - Identify time-critical opportunities and plan to capture them, particularly the achievement of high efficiency in new construction.
 - Identify legislative and economic means to achieve the plan.
 - Include an assessment of embodied energy.¹⁷
- Public engagement and support are critical. Most of the residential building stock is privately owned by people whose rights would be affected and whose personal resources would have to be invested to achieve the goals. Likewise, it will be necessary to demonstrate why schools, etc. should or should not be renovated or replaced.
- Province-wide organization and buy-in will be needed. The provincial government and other municipalities must be persuaded. The District of Saanich should take the stance of a leader, clearly articulating its commitments to 100% RE by 2050 and proactively stating what it needs from the provincial government.
- Labour must be brought onside, and labour standards and training need to be developed. While this is primarily an area of provincial jurisdiction, Saanich should engage with the building industry and labour to explain and seek support for 100% RE by 2050.
- Improved codes, standards and building design concepts can be adopted from other jurisdictions, where the concepts have been developed (e.g. the passivhaus standard). Provincial legislation is needed to enact codes and/or to enable municipalities to enact codes.¹⁸

¹⁷ "Embodied energy is the sum of all the energy required to produce any goods or services, considered as if that energy was incorporated or 'embodied' in the product itself. The concept can be useful in determining the effectiveness of energy-producing or energy-saving devices, or the 'real' replacement cost of a building, and, because energy-inputs usually entail greenhouse gas emissions, in deciding whether a product contributes to or mitigates global warming."
https://en.wikipedia.org/wiki/Embodied_energy. Calculating embodied energy was beyond the scope of this study.

¹⁸ The Province of BC, in its 2016 Climate Leadership Plan, has committed itself to increasing energy requirements of the BC Building Code to "make buildings ready to be net zero by 2032." (page 37) https://climate.gov.bc.ca/wp-content/uploads/sites/13/2016/10/4030_CLP_Booklet_web.pdf

- Zone for increased building compactness and walkable communities, coordinated with planning for fewer personal motor vehicles and a lower parking requirement.
- Continue shorter-term programs like BC's current Oil to Heat Pump Incentive Program,¹⁹ bearing in mind the overall priorities. Discourage switching to natural gas, since the long term goal must be to exclude fossil fuels.
- Require and/or incent solar energy (and other renewable energy) rooftop installations. (It is assumed that agricultural and recreational land will be used for those purposes and not available for renewable energy development.)

Transportation and urban design

2050 business as usual (BAU)

The BAU forecast from 2016 to 2050 assumes the continuation of the current dominance of the personal motorized vehicle, however mitigated by a massive market shift from fossil fuel powered internal combustion engine technology to battery powered electric vehicles (EV). Because electric motors are about four times more efficient than internal combustion engines, this will greatly reduce energy use and emissions.

Traffic and urban planning will continue largely as they are now, reflecting the dominance of personal motorized vehicles and the transportation objective of removing any constraints to regional travel, with highway infrastructure spending and improvements being major elements of provincial planning and budgeting.

It is assumed that commercial vehicles will mostly still use fossil fuels, either gasoline or diesel, as at present, or compressed natural gas (CNG) or liquefied natural gas (LNG), which are currently being promoted by governments as less polluting fuels than gasoline and diesel.

Vision for 2050 100% RE

Although the 2050 BAU forecast predicts very large efficiency improvements, still more improvements are possible and needed to minimize energy use and emissions.

The 100% RE vision for 2050 is for Saanich to become a “walkable community”²⁰ with “complete streets”²¹: a community where needed services – employment,

¹⁹ <http://oiltoheatpump.ca>

²⁰ “Walkable communities put urban environments back on a scale for sustainability of resources (both natural and economic) and lead to more social interaction, physical fitness and diminished crime and other social problems. Walkable communities are more livable communities and lead to whole, happy, healthy lives for the people who live in them.” <http://www.walkable.org>

shopping, recreation, schools, medical services and so on – are mostly accessible by “active” means like walking or cycling, with transit being available for longer trips.

Most shopping, services and recreation will be within walking distance or a short ride away by bicycle, transit or electric mobility scooter. For example, medical clinics will be within walking range or mobility scooter range for most residents, although hospital services will continue to be more centralized. Regional “big box” shopping centres will be replaced by local neighbourhood shopping for most products, and smaller, more localized shopping centres.

Saanich residents will continue to travel within the capital region for employment, however less so than at present, and public transit will be the dominant mode of travel for longer trips:

- The proportion of trips made by personal motorized vehicle is assumed to go from 80% down to under 20%; the proportion of trips made by active means to increase from 11% to half; and the proportion of trips made by transit to increase from 7% to 30%. (These figures are illustrative, not calculated.)²²
- Through urban design and transportation planning, three quarters of commutes will be less than 5 kilometres, with fewer than 5% of commutes longer than 15 km (illustrative, not calculated figures).
- The residents in only one quarter of the households in Saanich will find it necessary and desirable to own a personal motorized vehicle, reducing vehicle ownership from around 70,000 in 2011 to around 20,000 in 2050 (illustrative number).²³ Expanded vehicle rental and sharing services will enable people to use personal vehicles for longer trips while avoiding actual vehicle ownership; taxicabs will continue to provide flexible transportation service; combined, these services are assumed to account for the equivalent of 3,000 vehicles in full-time use.
- Diesel powered transit buses will be replaced by electrically powered trolley buses, battery electric buses²⁴ and streetcars, and perhaps a light rail system

²¹ “Complete Streets is a transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. Complete Streets allow for safe travel by those walking, cycling, driving automobiles, riding public transportation, or delivering goods.” https://en.wikipedia.org/wiki/Complete_streets

²² Figures for the current transportation mode split are from the District of Saanich *2015-2018 Strategic Plan* (2015) for the year 2011.

²³ Current vehicle number is estimated from 2010 CEEI data on households.

²⁴ “Trolley bus 2.0” models are now available that run for extended distances off wire and charge while in motion, e.g. www.vossloh-kiepe.com/news/press-releases/in-motion-charging-imc-vossloh-kiepe-leads-cross-border-project-setting-the-pathway-of-battery-bus-fleets

connecting regionally. Service frequency and transfer connections are assumed to have been improved, greatly improving convenience.

- Urban planning and zoning will be revised to encourage transit and services within walking distance of all housing. New development will be concentrated in nodes along transit corridors.
- Local freight delivery will be electrified and systematically planned to reduce the number of trips.

Saanich will continue to rely on the mainland for supply of most of its food and manufactured products, supplemented by augmented local agriculture and other local production.

Regional and long-distance freight will be systematically rationalized to reduce energy use and emissions:

- The number of trips will be reduced by optimal planning.
- Long-distance freight within the capital region will be moved by electrified vehicles. A system of electrified trolley trucks will connect from Swartz Bay to regional depots.²⁵ Alternatively, electrified rail may be deployed (with a larger infrastructure investment and much greater operating energy efficiency). Depending on the development of battery technology, battery-electric trucks may be possible.
- Freight transportation connecting to Vancouver Island will be shifted to electrified rail and/or battery-electric trucks. Ferry and tug-and-barge service to Vancouver Island will be electrified.

Table 3-3. Transportation energy use and emissions by vehicle type

	2016		2050 BAU		2050 RE	
	energy (GJ)	CO ₂ (eq) (T)	energy (GJ)	CO ₂ (eq) (T)	energy (GJ)	CO ₂ (eq) (T)
personal	3,655,957	236,496	980,300	16,717	194,626	0
transit	32,995	2,207	39,819	2,340	18,500	0
commercial	328,776	21,900	235,255	12,731	66,525	0
hvy freight	87,415	5,955	75,246	5,978	50,455	0*
total	4,105,143	266,558	1,330,618	37,765	330,104	0

* Biofuel is deemed to cause no net greenhouse gas (GHG) emissions.

²⁵ Siemens is now testing trolley trucks on public roads, based on technology used at mine sites for decades. Trucks and highway buses could use the same wires. E.g. <https://transportevolved.com/2016/07/11/sweden-brings-back-the-trolley-truck-with-a-little-help-from-siemens-and-modern-technology/>

Table 3-4. Transportation energy use and emissions by energy source

	2016		2050 BAU		2050 RE	
	energy (GJ)	CO ₂ (eq) (T)	energy (GJ)	CO ₂ (eq) (T)	energy (GJ)	CO ₂ (eq) (T)
EV	0	0	763,653	0	292,263	0
biofuel	0	0	0	0	37,841	0*
LNG	0	0	56,990	3,628	0	0
hybrid	47,352	3,018	2,100	134	0	0
gasoline	3,604,292	232,604	305,407	19,634	0	0
diesel	444,509	30,393	197,485	14,314	0	0
other	8,989	543	927	56	0	0
total	4,105,143	266,558	1,330,618	37,765	330,104	0

* Biomethane is deemed to cause no net greenhouse gas (GHG) emissions.

Proposed strategies and policy responsibilities

To achieve 100% renewable energy, Saanich’s transportation system will need to be radically revised, along with the various transportation connections to the capital region, the rest of BC and beyond. Saanich will need to deploy all effective means at its disposal to achieve this target, and it will also need to achieve effective cooperation with other jurisdictions at all levels:

- In the first ten years, the highest priority for transporting people should be “mode shifting”: getting people out of motorized personal vehicles and into transit or onto bicycles or foot. (There are large health co-benefits to increasing active transportation, which could be expected to translate into lower medical costs for individuals and society and improvements in the quality of life. These are not assessed in detail here.)
 - At the same time, urban planning should be re-oriented toward a more compact urban form, minimizing the distances people need to travel to meet their needs. This should be supported by a transit system that is intended substantially to replace personal motorized vehicles.
 - The transit fleet and personal vehicles should be electrified. Liquefied natural gas (LNG) is not recommended because it does not lead to the deep reductions in GHG emissions that are needed. Biofuels are not recommended for personal vehicles because they are not as efficient as electrification; meanwhile, they have significant environmental side-effects.
 - Meeting the needs of the growing population of seniors and people with disabilities should be a high priority in designing transportation services. For example, power wheelchairs and mobility scooters should be explicitly allowed on ‘All Ages and Abilities’ bicycle lanes.
 - Urban spaces and communities should be designed to be attractive and people-friendly, so as to maximize peoples’ ability to achieve satisfying recreation within the urban environment and reduce peoples’ periodic need to flee the city. (Reducing the noise of vehicle

traffic through electrification, street calming and increased active transportation will help, as will reclaiming streets and squares for pedestrian-speed uses.)

- It is desirable to maximize the local production of goods, so as to minimize the need for transportation. It is assumed, however, that Saanich has relatively small potential to offset its material requirements with local production.
- For freight, the highest priority is to switch from fossil fuels to electricity, or if necessary, to biofuels. It may be possible to electrify local freight delivery quickly, using new battery technology. Electrifying long-haul freight requires investing in electrification infrastructure along major routes. Trolley wires could be installed at relatively low cost along principle highways in the capital region. Electrified rail requires a larger infrastructure investment, but it may be feasible, given existing rail beds and the potential for passenger rail.
 - Biofuels are a less desirable option than electrification, but may be needed for longer routes. It is arbitrarily assumed that half the tractor trailers ascribed to Saanich serve regional freight needs and may be electrified, and the other half connect to off-island systems and must be fuelled by biofuels.
 - Also important is to re-plan local and long-distance freight transportation around the optimization of energy efficiency, as opposed to the current optimization around time (i.e. just-in-time delivery) and centralization of operations.

Planning and policy approach

Saanich controls some of the key policy levers; others are controlled by other levels of government. Likewise, Saanich can undertake some key actions, while others require regional cooperation and/or action at the provincial, national or even international level:

- Saanich controls the design of its streets, including the allocation of lanes between cars, bicycles and pedestrians and the allocation of on-street parking. Saanich also controls off-street parking through development standards. Through procurement, Saanich can substantially influence the efficiency and emissions of its fire, police and corporate vehicles.
- The Victoria Regional Transit System²⁶ is responsible for transit in the capital region. It responds to the member municipalities of the Capital Regional District. Their support is required to redesign the regional transit system. The provincial and federal governments have roles in funding transit improvements. The public can be persuaded to support more transit use through various measures such as improved, more frequent service (critically important) and convenient, affordable fare structures.

²⁶ <https://bctransit.com/victoria/about/funding-and-governance>

- The provincial government controls highways that pass through Saanich and regional traffic planning. The province regulates vehicles that use the streets and highways, including emissions and efficiency standards.
- The federal government is responsible for the national highway and rail systems and coordinates transportation between provinces, as well as having a role in emissions and efficiency standards.
- Both federal and provincial governments affect transportation through their infrastructure planning and economic development strategies. Currently, the development of highway infrastructure is a significant economic development strategy for both, and both will need to reorient their planning and spending toward 'greener' infrastructure, development and jobs.
- Both federal and provincial governments have power to set standards for air emissions and to put a price on carbon emissions. Through regulation and international agreements, the federal government can set efficiency and emissions standards for vehicles, affecting emissions and energy source used.
- All levels of government are involved at some level in planning or funding transit. Saanich's role here can be to make its requirements known to other levels of government and to join other municipalities to advocate for appropriate standards.

The general steps to be taken are similar to those for the building stock:

- Develop a comprehensive plan.
- Public engagement is critically important to gain public acceptance, particularly for a shift away from personal motor vehicles, also for urban densification. Devote particular attention to re-planning the regional transit system so that it will be a more attractive transportation solution, also mobility issues for seniors and people with disabilities.
- Engage the Victoria Regional Transit System, the Capital Regional District Municipalities and the provincial government to support a 100% RE transition.
- Province-wide, nation-side and even international organization and buy-in are needed.
- Use municipal traffic control authority and zoning control over parking requirements.

Landfill waste

It is assumed that Saanich and the rest of the communities in the capital region will continue to cooperate to minimize waste and capture methane emissions at the Hartland Landfill Facility, even without a 100% RE target. Hartland's current generation of usable biomethane may decline over time, depending on the waste processing technology used. In any case, the amounts of biomethane produced are assumed not to be significant in Saanich's or the CRD's energy use picture.

4. Support for 100% RE by 2050 around the world and in BC

Organizations of cities and municipalities

Cities are global players in limiting climate change and switching to renewable energy. During the UN's COP 21 2015 Paris Climate Conference, close to 1,000 mayors from around the world came together at the Climate Summit for Local Leaders event, pledging to support long-term climate goals such as 100% RE or 80% GHG reductions.²⁷

This role is interestingly confirmed by the federal government. This November, federal Minister of Environment and Climate Change, Catherine McKenna announced *Canada's Mid-Century Long-Term Low-Greenhouse Gas Development Strategy*,²⁸ as a key part of Canada's long-term climate action planning. It says:

"Cities are home to 70% of the world's energy related carbon dioxide emissions. ... With a continuing trend in urbanization for the upcoming decades, cities across Canada cannot afford to wait to increase climate change mitigation and adaptation efforts." (*Canada's Mid-Century Long-Term Low-Greenhouse Gas Development Strategy*, page 7)

Major international municipal organizations concerned with climate change or renewable energy include:

- C40 Cities Climate Leadership Group²⁹
 - "The C40 Cities Climate Leadership Group, now in its 10th year, connects more than 80 of the world's greatest cities, representing over 600 million people and one quarter of the global economy."
 - "C40 is focused on tackling climate change and driving urban action that reduces greenhouse gas emissions and climate risks, while increasing the health, wellbeing and economic opportunities of urban citizens."
 - C40 cities provides extensive research, networking and coordination of advocacy.
- Compact of Mayors³⁰
 - "The Compact of Mayors was launched by UN Secretary-General Ban Ki-moon and his Special Envoy for Cities and Climate Change, Michael R. Bloomberg, under the leadership of the world's global city

²⁷ <http://www.nationalobserver.com/2015/12/04/news/nearly-1000-mayors-five-continents-back-aggressive-climate-change-policies-paris%20>

²⁸ http://unfccc.int/files/focus/long-term_strategies/application/pdf/canadas_mid-century_long-term_strategy.pdf

²⁹ <http://www.c40.org>

³⁰ <https://www.compactofmayors.org/who-we-are/>

- networks: C40 Cities Climate Leadership Group (C40), ICLEI – Local Governments for Sustainability (ICLEI), and the United Cities and Local Governments (UCLG), with support from UN-Habitat, the UN’s lead agency on urban issues.”
- “The Compact establishes a common platform to capture the impact of cities’ collective actions through standardized measurement of emissions and climate risk, and consistent, public reporting of their efforts.”
 - Cities for Climate Protection (CCP) Campaign³¹
 - “Initiated in 1993, the Cities for Climate Protection (CCP) Campaign is the first international initiative that aims to facilitate emissions reduction of local governments through a five milestone process of measurement, commitment, planning, implementing and monitoring.”
 - “As of 2009 the CCP Campaign has grown to involve more than 1,000 local governments worldwide that are integrating climate change mitigation into their decision-making processes.”
 - CCP was established by the International Union of Local Authorities, the UN Environment Program, with the International Council for Local Environmental Initiatives (ICLEI).
 - Covenant of Mayors for Climate and Energy³²
 - “Heralded as the ‘world’s biggest urban climate and energy initiative’ by Commissioner Miguel Arias Cañete, the Covenant of Mayors for Climate & Energy brings together thousands of local and regional authorities voluntarily committed to implementing EU climate and energy objectives on their territory.”
 - “New signatories now pledge to reduce CO₂ emissions by at least 40% by 2030 and to adopt an integrated approach to tackling mitigation and adaptation to climate change.”
 - Started in 2008, the Compact has over 6,500 signatories as of March 2016.
 - UN-Habitat’s Cities and Climate Change Initiative (CCCI)³³
 - “CCCI is also developing a suite of tools to support city leaders and practitioners in addressing the impact of climate change (adaptation) and to help reduce greenhouse gas emissions (mitigation). To these ends, UN-Habitat is working closely with a diverse range of partners: donors, government at all levels, other UN agencies, non-governmental organizations (NGOs), community-based organizations, institutions of research and higher learning, capacity building and training agencies, land and property organizations, and private sector entities, among others.”
 - Urban Sustainability Directors Network (USDN)³⁴

³¹ <http://archive.iclei.org/index.php?id=10829>

³² http://www.covenantofmayors.eu/index_en.html

³³ <http://unhabitat.org>

- “The Urban Sustainability Directors Network (USDN) is a peer-to-peer network of local government professionals from cities across the United States and Canada dedicated to creating a healthier environment, economic prosperity, and increased social equity. Our dynamic network enables sustainability directors and staff to share best practices and accelerate the application of good ideas across North America.”
- “USDN membership is open to U.S. and Canadian municipal sustainability directors who want to actively engage with and learn from their peers.”
- In Canada, the Federation of Canadian Municipalities offers the Partners for Climate Protection program:³⁵
 - “PCP empowers municipalities to take action against climate change through a five-milestone process — fostering local initiatives that lead to global benefits. PCP members get guidance in creating GHG inventories, setting realistic and achievable GHG reduction targets, developing local action plans, and implementing plans using specific, measurable actions to reduce emissions. Members commit to action in their corporate operations and their community as a whole.”
 - More than 280 municipalities have joined since 1994.
 - Services include: case studies, guidance documents, one-on-one technical support, training and networking opportunities, a peer review service for milestone submissions, plus grants and loans for capital projects.

Simon Fraser University’s Renewable Cities

Renewable Cities is a program of Simon Fraser University’s Centre of Dialogue:³⁶

- “Renewable Cities aims to accelerate the adoption of 100% renewable energy within cities globally and recognizes that an integrated approach to energy efficiency and urban design is required. It is a five-year program that has been co-designed with leaders in local government, the private sector, key innovators and thought leaders, and utilities.”
- “Renewable Cities relies on strong local and international relationships, such as with our partnerships with the City of Vancouver, the Pacific Institute for Climate Solutions, and the World Future Council. Examples of other collaborations include the Carbon Neutral Cities Alliance, ICLEI, the Federation of Canadian Municipalities, and the German Federal Environment Ministry (UBA).”
- Renewable Cities’ projects include: support for Vancouver’s 100% RE target, a 100% RE workshop at the United Nations’ COP 21 Climate Conference in

³⁴ <http://usdn.org/home.html?returnUrl=%2findex.html>

³⁵ https://www.fcm.ca/Documents/reports/FCM/FCM_PCPhandout_EN.pdf

³⁶ <https://www.sfu.ca/dialogue/fellow-initiatives.html>

2015, the Kassel International Dialogue on 100% RE, a 100% RE workshop in San Francisco in 2016 for North American cities.

Academic research: Dr. Mark Jacobson

Universities, of course, have done a great deal of work on all aspects of renewable energy. The work of Dr. Mark Jacobson of Stanford University is particularly notable here because he has made a study of 100% RE for the US and now for the whole world. According to Wikipedia:

- “Mark Z. Jacobson, professor of civil and environmental engineering at Stanford University and director of its Atmosphere and Energy Program says producing all new energy with wind power, solar power, and hydropower by 2030 is feasible and that existing energy supply arrangements could be replaced by 2050. Barriers to implementing the renewable energy plan are seen to be “primarily social and political, not technological or economic.” Jacobson says that energy costs today with a wind, solar, water system should be similar to today’s energy costs from other optimally cost-effective strategies. The main obstacle against this scenario is the lack of political will.” [footnotes removed]³⁷

Academic research: Pacific Institute for Climate Solutions (PICS)

The Pacific Institute for Climate Solutions (PICS)³⁸ at the University of Victoria is “a dynamic knowledge network that brings together leading researchers from British Columbia (BC) and around the world to study the impacts of climate change and to develop positive approaches to mitigation and adaptation. ... PICS research is solutions-based, with an emphasis on concrete recommendations aimed at BC policy makers and other climate stakeholders.”

A major research initiative is the “PICS Big Five Projects,” including optimizing the efficiency of buildings in BC and “identifying viable pathways for developing low-or-zero emission pathways for sustainable air, land and domestic marine transportation.”

Some 100% RE commitments by municipalities

100% RE targets are popular around the world for the framing of GHG reduction and energy commitments, despite their recentness and lack of track record:

³⁷ https://en.wikipedia.org/wiki/100%25_renewable_energy

³⁸ <http://www.pics.uvic.ca/about>

- Go 100% Renewable Energy³⁹ is an informal group listing 164 entries worldwide of countries, cities and subnational entities that have made various levels of commitment to GHG reduction or renewable energy.
- The City of Vancouver is a leader and was recognized as such at the Climate Summit for Local Leaders event in Paris in 2015. Vancouver's Renewable City Strategy provides a detailed plan covering all sectors of energy use and GHG emissions.⁴⁰
- Oxford County in Ontario, composed of 8 municipalities with 111,000 residents, adopted a 100% RE by 2050 goal in 2016, covering the electricity, heating and cooling and transportation sectors.⁴¹
- The City of Victoria this August committed to achieving 100% RE by 2050. Its staff is now developing a plan to achieve it.⁴²
- In the US, cities like Park City, Utah and Boulder Colorado have made lesser commitments to 100% RE electricity systems.
- The City of Los Angeles has committed to 50% RE by 2030:⁴³
 - "... the directives I issued to LADWP following the Aliso Canyon disaster — taking action to achieve 50% renewable energy by 2030, ending our use of coal five years before that, and working to reduce our dependence on natural gas." — Mayor Eric Garcetti, 2016.

Province of BC – commitments and support for action

The Province of BC has a legislated commitment to reduce province-wide GHG emissions by 80% by 2050 (below 2007 levels), recently confirmed in *BC's Climate Leadership Plan* of August 2016.⁴⁴ The plan proposes actions in all sectors of BC, including natural gas production, transportation, forestry/agriculture, industry/utilities, built environment and public sector leadership. However, the GHG reductions claimed in the plan come only to 25 megatonnes (MT) per year by 2050, versus BC's current emissions of about 63 MT/y and the 13 MT/y upper limit for emissions in 2050 implicit in the *Greenhouse Gas Reductions Targets Act* (SBC 2007), and the plan does not take into account any natural growth in emissions between now and 2050.

The Province of BC offers BC municipalities several avenues of support for climate or renewable energy action:

³⁹ www.go100percent.org

⁴⁰ <http://vancouver.ca/green-vancouver/renewable-city.aspx>

⁴¹ <http://www.renewablecities.ca/news-updates/oxford-county-adopts-100-renewable-energy-plan>

⁴² <https://victoria.civicweb.net/FileStorage/A210A757F20543F3BD937458E1B3CA31-climate%20action%20report.PDF>

⁴³ <https://www.lamayor.org/statement-mayor-garcetti-moving-la-toward-100-percent-renewable-energy>

⁴⁴ <http://climate.gov.bc.ca/feature/climate-leadership-plan/>

- The BC Climate Action Charter supports common standards, information sharing and coordinated approaches, including the Joint Provincial-UBCM (Union of BC Municipalities) Green Communities Committee and Green Communities Working Groups.
- The Climate Action Revenue Incentive Program (CARIP)⁴⁵ rebates to Climate Action Charter signatory communities the carbon taxes they pay, subject to their being used to reduce GHGs and help achieving Charter goals.
- The BC Climate Action Toolkit⁴⁶ offers “the latest news, best practices, practical advice, information, and strategic guidance to help BC local governments successfully reduce greenhouse gas emissions and, at the same time, strengthen their communities.”
- The Community Energy Association,⁴⁷ a charitable non-profit society, was created in 1995 by a memorandum of understanding between the BC government and the UBCM and subsequently turned into an independent society. It advises communities on energy efficiency, community energy planning and relationship building.

Government of Canada – commitments and support for action

The Government of Canada is a signatory to the Paris Agreement of 2015. This commits it and other signatories to keep the rise in global temperatures below 2 degrees Celsius and to pursue efforts to keep the rise below 1.5 degrees.⁴⁸ The Paris Agreement came into effect on 4 November 2016. Of the 197 parties to the UN Framework Convention on Climate Change – effectively representing all the countries of the world – 117 have signed the agreement.

The commitment of the Paris Agreement effectively requires Canada (and other countries of the world) to decarbonize by 80% (or more) by 2050 (or sooner), or alternatively, to achieve 100% RE by 2050 (or sooner).

Canada’s current GHG reduction targets fall far short of the reductions that would be required for Canada to do its proportional share of achieving the Paris Agreement. The 2030 reduction target would cut only about 28% from current emissions levels⁴⁹ (= 30% below 2005 levels (749 MT) by 2030).

Canada currently has some measures in place to reduce GHG emissions, which are projected to rise by 5% to 20% to 2030 (i.e. to 765 to 875 MT).⁵⁰ However, the

⁴⁵ <http://www.cscd.gov.bc.ca/lgd/greencommunities/carip.htm>

⁴⁶ <http://toolkit.bc.ca/toolkit>

⁴⁷ <http://communityenergy.bc.ca/about/>

⁴⁸ http://unfccc.int/paris_agreement/items/9485.php

⁴⁹ <https://www.ec.gc.ca/indicateurs-indicators/default.asp?lang=en&n=CCED3397-1>

⁵⁰ *ibid*

*Communiqué of Canada's First Ministers of 9 December 2016*⁵¹ and the associated *Pan-Canadian Framework on Clean Growth and Climate Change*⁵² affirmed the principles of the Paris Agreement and proposed measures to reduce GHGs, including carbon pricing, to get part of the way to Canada's current (inadequate) target, with a commitment to continue to develop more reductions measures and more RE measures.

The federal government helps municipalities (and provinces) with infrastructure funding, which may contribute toward GHG or RE goals. For example, Infrastructure Canada helped the Saanich Wastewater Treatment Plant install heat pumps and micro-turbines.⁵³ The Green Infrastructure Fund⁵⁴ (fully subscribed in the present budget cycle) has an explicit green filter.

State-level 100% RE commitments around the world

Forty-eight countries calling themselves the Climate Vulnerable Forum⁵⁵ committed themselves during the UN COP 22 talks in Marrakech last November to meeting 100% RE "as rapidly as possible."

In 2012, Denmark adopted the 100% RE by 2050 goal.⁵⁶ (A larger number of countries have achieved or are working toward the lesser goal of 100% renewable electricity.⁵⁷)

5. Saanich's work so far and recommended next steps

Saanich current policies, commitments and allocated resources

The District of Saanich already has a robust framework of policies in place that would support a 100% RE target:

- An articulated strategic planning process to move from vision, through official plans to budgets, actions and progress reports.⁵⁸
- A vision document⁵⁹ that recognizes environmental sustainability over the long term: "a healthy natural environment is recognized as paramount for

⁵¹ <http://pm.gc.ca/eng/news/2016/12/09/communiqué-canadas-first-ministers>

⁵² <https://www.canada.ca/content/dam/themes/environment/documents/weather1/20161215-1-en.pdf>

⁵³ <http://www.infrastructure.gc.ca/regions/bc/bc-prof-eng.html#profiles>

⁵⁴ <http://www.infrastructure.gc.ca/prog/gif-fiv-eng.html>

⁵⁵ <http://www.thecvf.org/web/climate-vulnerable-forum/cvf-participating-countries/>

⁵⁶ <http://denmark.dk/en/green-living/>

⁵⁷ https://en.wikipedia.org/wiki/100%25_renewable_energy

⁵⁸ <http://www.saanich.ca/services/docs/strategicplan.html>

ensuring social well-being and economic vibrancy, for current and future generations,” including the sustainability criterion of the 1987 Brundtland Report.

- A commitment under the BC Climate Action Charter to measure and report GHG emissions and become carbon neutral in municipal operations, as well as to foster energy efficient communities and reduce car dependency.
- A Climate Action Plan,⁶⁰ which sets a 2020 target of reducing GHGs by 33% below 2007 levels and includes interim targets as well as a series of measures for the community, covering all the relevant sectors (buildings, transportation, waste, alternative energy generation, municipal operations, coordination with other jurisdictions).
- A Climate Adaptation Plan⁶¹ that identifies risk issues and proposes solutions. This indirectly supports a 100% RE by 2050 target by identifying issues that must be addressed, and by emphasizing the need to address climate change and costs of inaction.
- An Official Community Plan (OCP)⁶² that relates Saanich’s Climate Action Plan to Saanich’s other objectives, resulting in policies for urban containment, energy efficiency, walkable communities, denser built form, increased cycling, solid waste management, etc.
- A Strategic Plan⁶³ to implement policies in the OCP, giving details of implementation and quantitative indicators.
- Annual Reports⁶⁴ that detail progress in achieving the policies and objectives.

The Planning Department is responsible, among other things, for Sustainability and Climate Change.⁶⁵ This department has a budget of about \$2.5 million and 46.6 full-time employee equivalents. No detail is provided on the allocation to Sustainability and Climate Change, but the noted “2016 Budget Challenges” implies that the work is under-funded:

“... long range planning initiatives such as environmental protection and mitigation, community planning, Climate Change and sustainability. While stream-lining processes, support from volunteers and consultants, and

⁵⁹ <http://www.saanich.ca/services/docs/stratplan/vision.html>

⁶⁰ http://www.saanich.ca/assets/Community/Documents/climate_action_plan_web.pdf

⁶¹ <http://www.saanich.ca/assets/Local~Government/Documents/Climate%20Change%20Adaptation%20Plan.pdf>

⁶² <http://www.saanich.ca/assets/Community/Documents/OCP.pdf>

⁶³ <http://www.saanich.ca/assets/Local~Government/Documents/Corporate~and~Annual~Reports/2015-2018-Strategic-Plan-for-Website%20final.pdf>

⁶⁴ <http://www.saanich.ca/assets/Local~Government/Documents/Corporate~and~Annual~Reports/2015-Annual-Report-for-web.pdf>

⁶⁵ <http://www.saanich.ca/assets/Local~Government/Documents/Corporate~and~Annual~Reports/2016%20Financial%20Plan%20Final%20for%20Award.pdf>

obtaining external grant funding, does and will continue to play an important role ..." [page 46]

A Carbon Neutral Reserve Fund was budgeted to receive \$238,200 in contributions in 2016 and spend \$526,300, to subsidize the replacement of the Gordon Head Recreation Centre and Municipal Hall boilers and replacement of lighting. Annual transfers to this fund are projected to be \$238,200. No further detail is provided.

Public and community outreach and engagement

The most important thing Saanich could undertake to further a 100% RE target would be to engage the public systematically, broadly and deeply. A 100% RE target would necessarily engage the whole community, and many individual's property and/or personal habits would be affected. Strong buy-in will be needed for the target itself, and there will need to be extensive engagement to work out the many strategies and details.

A positive initial step has been the commissioning of this study and the associated town hall meeting. The Big Town Hall of 29 October, as reported below (Appendix A), received a very positive and engaged response from the 135 participants. Clearly a segment of Saanich's population already understands the issues and is ready to discuss actions.

Next steps should probably include broader, deeper and more systematic engagement, building on work the District has already begun, e.g. with Simon Fraser University's Renewable Cities.⁶⁶

Saanich should engage the business community, particularly the construction industry – builders and workers – to explain 100% RE and build support.

Developing a 100% RE by 2050 plan; time-line

As noted above, this study does not go to sufficient depth to be the basis for planning or budgetary decisions. As well, the CEEI data may not be accurate enough to support detailed program development on specific measures.

Is a feasibility study needed before a 100% RE commitment can be made? I suggest this is not necessary, but this would depend on assessing the readiness of Saanich to adopt the target.

The City of Vancouver, acting as a pioneer, made its 100% RE by 2050 commitment on the basis of extensive consultations and planning.⁶⁷ By contrast, the City of

⁶⁶ <http://www.renewablecities.ca>

Victoria made its 100% RE by 2050 commitment based on work in 2016 to review Victoria’s current climate action commitments.⁶⁸ Today, the concept of 100% RE is well established, with many voices supporting it. Feasibility studies may not be needed as a precondition for adopting the goal. The District of Saanich should consider adopting a process similar to that of the City of Victoria to approach a 100% RE by 2050 commitment.

Saanich should also consider accelerating its 100% RE time-line, so as to bring itself quickly to the same position as the City of Victoria and facilitate collaboration on planning and action. Analysis of the CEEI data shows that Saanich and Victoria – and indeed all the municipalities in the capital region – have similar emissions and energy usage profiles. Building stock issues can be expected to be very similar (albeit not identical); likewise transportation issues (and these will necessarily require regional cooperation).

Accordingly, the following is suggested as a possible approximate time-line:

Table 5-1. Time-line to achieve 100% RE by 2050

time period	item
2017	review current climate action plans
2017	public outreach: next level of outreach for 100% RE by 2050 target
2017	adopt 100% RE by 2050 target as official Saanich policy
2017	liaison with City of Victoria on its 100% RE planning
2017	continue programs and policies that obviously support 100% RE by 2050 goals (e.g. oil to heat pump conversions, encouragement of cycling and walking)
2018	high level 100% RE by 2050 plan
2018	continued public outreach
2018	liaison with other jurisdictions: Victoria, CRD Transit Authority, other capital region municipalities, Province of BC, Canada
2018 - 2019	detailed planning of measures
2018 - 2019	implement policy instruments: implement zoning, bylaw, planning actions; implement actions to gain cooperation from regional, provincial and national governments
2017 - 2027	mode shifting: implement policies to shift away from personal motorized vehicles
2017 - 2027	EV adoption: support provincial policies to incent EV adoption, including EV charging infrastructure

⁶⁷ <http://vancouver.ca/files/cov/renewable-city-strategy-booklet-2015.pdf> (see pages 21 and 22 for a brief description of the process from the 2011 *Greenest City Action Plan* to the 2015 *Renewable City Strategy*).

⁶⁸ See minutes of Committee of the Whole meeting, 18 August 2016 (This information is not yet prominently on the City’s website).

<https://victoria.civicweb.net/filepro/documents/96418?preview=112429>

2018 - 2028	transit system: expand and electrify
2018 - 2028	local & regional freight: electrify and improve efficiency
2018 - 2050	walkable communities: implement plan
2018 - 2033	building heating systems: legislation, programs & incentives to switch to heat pumps; district heating systems
2018 - 2050	building envelope efficiency: legislation, programs & incentives to optimize efficiency of existing buildings, mandate PH standard for new buildings
2018 - 2028	renewable electricity: incentives & programs to maximize renewable electricity generation, particularly solar PV

Some existing programs and policy ideas to support 100% RE

- Province of BC Oil to Heat Pump incentives and District of Saanich Top-Up incentives⁶⁹
- Solar-ready rough-in requirement under the BC Building Code⁷⁰
- BC Building Code Energy Step Code:
 - “Under the Building Act, local governments outside the City of Vancouver are not authorized to adopt energy performance requirements that differ from the BC Building Code. However, the BC Energy Step Code is expected to be adopted into the Building Act by the end of 2016. The Energy Step Code will provide four performance tiers for Part 3 Buildings and five performance tiers for Part 9 Buildings, ranging from “Enhanced Compliance” with the current code levels at Step 1 to “Net Zero Energy Ready” performance at Step 4 (Part 3) or Step 5 (Part 9). One year after adoption into the Building Act, the Energy Step Code tiers will be available for local governments to reference as requirements for both Part 3 and Part 9 buildings within their jurisdiction.”⁷¹
- BC Hydro’s Home Energy Retrofit Offer and other programs⁷²
- FortisBC Energy Inc. Renewable Natural Gas Program⁷³
- EV incentives⁷⁴

⁶⁹ <http://oiltoheatpump.ca/crd-and-saanich-top-up-incentives/>

⁷⁰ http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/1322733767

⁷¹ Information from BC Hydro provided in the BCUC review of BC Hydro’s F2017 – F2019 Revenue Requirement Application, response to CEC IR 1.107.5. http://www.bcuc.com/Documents/Proceedings/2016/DOC_48164_B-10_BCH_Responses-Intervenors-IR.pdf, .pdf page 1564.

⁷² https://www.bchydro.com/search.html?site=bchydro-com&client=bchydro-com&proxystylesheet=bchydro-com&output=xml_no_dtd&q=hero

⁷³ <https://www.fortisbc.com/NaturalGas/RenewableNaturalGas/Pages/default.aspx>

- Thermal and solar potential aerial mapping, as by the City of Osnabrück in Germany.⁷⁵ Using LIDAR technology, it is possible to map the roofs of a city accurately for their thermal performance (heat leakage) and solar exposure. The City of Osnabrück capitalized on this technology to produce and public maps of the city's roofs showing potentials for solar arrays and thermal efficiency upgrades (building owners could withhold information on their buildings, but few chose to do so). The analyzed information is expected to help in developing energy efficiency and RE programs.

6. References

Saanich District Municipality: 2010 Community Energy and Emissions Inventory, BC Ministry of Environment (2014)

<http://www2.gov.bc.ca/gov/content/environment/climate-change/reports-data/community-energy-emissions-inventory>

Technical Methods and Guidance Document 2007 – 2010 Reports, Community Energy and Emissions Inventory (CEEI) Initiative, BC Ministry of Environment (2014).

<http://www2.gov.bc.ca/gov/content/environment/climate-change/reports-data/community-energy-emissions-inventory>

Statistics Canada 2011 Census:

<http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=5917021&Geo2=CD&Code2=5917&Data=Count&SearchText=saanich&SearchType=Begins&SearchPR=01&B1=All&Custom=&TABID=1>

District of Saanich population information (summary of 2011 Census)

<http://www.saanich.ca/Discover/demographic/index.html>

<http://www.saanich.ca/Discover/demographic/pdf/SAAN%202011%20Census%20--Part%20A.pdf#page=1>

British Columbia Population Projections: 2015 to 2041, BC Stats, May 2015

Population Projections, Trend & Capacity Build-Out Analysis, The District of Saanich, MXD Development Strategists, 2013,

⁷⁴ <http://www2.gov.bc.ca/gov/content/industry/electricity-alternative-energy/transportation-energies/clean-transportation-policies-programs/clean-energy-vehicle-program/cev-for-bc>

⁷⁵ <http://www.osnabrueck.de/thermografie.html>. Detlef Gerdts, Head of the Department for Environment and Climate Protection (gerdts@osnabrueck.de) is in charge of this program.

http://www.saanich.ca/assets/Community/Documents/FINAL%20REPORT_Sept%2030%202013.pdf

Transportation Transformation, Patrick Condon, Eric Doherty, Kari Dow, Marc Lee and Gordon Price, 2011,
https://www.wildernesscommittee.org/publication/transportation_transformation

The Path to “Net-Zero Energy” Buildings in BC: The case for action and the role of public policy, by Tom-Pierre Frappé-Sénéclauze and Maximilian Kniewasser, for the Pacific Institute for Climate Solutions, July 2015
<http://www.pembina.org/reports/pembina-path-to-net-zero-energy-buildings-in-bc.pdf>

Hartland Landfill Environmental Program 2013-2014 Annual Report
<https://www.crd.bc.ca/docs/default-source/crd-document-library/annual-reports/environmental-protection/geoenvironmental/hartland-reports/2013-hartland-landfill-environmental-program-annual-report.pdf?sfvrsn=4>
p. 6: estimated GHGs: 2010: 116,878 T CO₂eq; 2013: 70,779 t CO₂eq

District of Saanich Agriculture and Food Security Plan (Saanich.ca/food)
jane.evans@saanich.ca 250-475-5494 x 3401
http://saanich.ca/living/afs/afs_plan.html

Appendix A. Report on 29 October ‘Big Town Hall’ on 100% RE

Summary report – strong support for 100% RE

The ‘Big Town Hall’ of 29 October 2016 was held at Saanich Commonwealth Place, lasting three hours. About 135 attended, heard the presentations and participated in the small group discussion.

The first part consisted of three presentations:

- Betsy Agar, of Simon Fraser University Centre for Dialogue’s Renewable Cities, addressed the global context of 100% RE and processes to approach a 100% RE transition.
- Victoria Barr, Healthy Communities Consultant and former President of the Public Health Association of BC, addressed health and social co-benefits of 100% RE.
- Tom Hackney, Policy Director for the BCSEA, presented his analysis of the District of Saanich’s energy use and emissions, including means and policies to achieve 100% RE by 2050.

The second part of the Big Town Hall consisted of small group discussions. Participants were invited to discuss the issues that had been raised and provide their feedback, including in the form of responses to 11 questions relating to 100% RE measures and political support for a 100% RE target. Completed feedback forms were received from 77 participants, of whom 33 identified themselves as District of Saanich residents.

The participants' response strongly supported the 100% RE by 2050 concept and the measures proposed to achieve it, and indicated strong support for political action on 100% RE. Of the Saanich respondents, the average scores on a subjective 1 to 10 scale ranged from a low of 8.4 to a high of 9.9.

Comments provided by participants generally indicated a high level of engagement in and understanding of the issues, including implementation of measures, e.g.:

"Would be helpful to have funding programs to help convert. Need to have a requirement for all Saanich projects to have a zero-net emissions review, i.e. identify net emissions for the project and alternatives, and make the emissions be part of the decision" [comment on question 2b. "Do you support replacing fossil fuel heating with renewable energy sources?"]

Participants also provided about 60 post-it note comments, giving their summary attitudes. Selected comments:

- "100% RE Saanich = engaged people."
- "Hope."
- "Thank you!"
- "Essential."
- "Fantastic!"
- "Leader!"
- "Thank you very much for today, interesting insight and this willingness to co-build and involve the community."
- "Key issue – to get the 100% RE, need to really focus on transportation. How do you get 100,000 car owners out of their cars and to public transportation or other (modes)?"
- "It can be done faster than 2050!"
- "Chaos"
- "Do-able!"

Figure A-1. Participant feedback form

**BCSEA's BIG Town Hall; 100% Renewable Energy
Participant Feedback Form**

Your input is very important. Considering Tom Hackney's presentation points, please fill in the corresponding category on this sheet. After our group discussions, these will be collected, tabulated and summarized to be included in a report in January.

Please give us your name and Email if you wish to receive a link to the report.

Your municipality: _____ **Name:** _____ **Email** _____

Pick a value : 1 is weak support----- 10 is strong support.

1. In general do you believe that your municipality should reduce its use of fossil fuels in order to minimize the harmful effects of climate change on the world? (This would mean Council committing to achieve a 100% Renewable Energy by 2050 target, using adequate analysis, strategic planning and public engagement to enact real changes)

1 (weak support) -----10 (strong support)

Comment: (Other suggestions)

2. Buildings: Do you support:

a. improving the energy efficiency of buildings with measures such as heavy insulation and high efficiency windows

1 -----10

b. replacing fossil fuel heating with renewable energy sources

1 -----10

c. creating community-wide energy efficiency mapping of homes and businesses

1 -----10

Comment (Other suggestions)

3. Urban Design: Would you support your municipality:

a. changing the municipal zoning to encourage the development of neighbourhoods where shopping and other services are within walking distance

1 -----10

b. increasing the density of residential neighbourhoods (e.g. multi-unit buildings, cohousing, laneway houses)

1 -----10

Comment (Other suggestions)

4. Transportation: In order to decrease car use, if adequate urban planning and infrastructure were in place, would you support:

a. expanding public transit routes and increasing the frequency of service (e.g. regional, light rail)

1 -----10

b. increasing bike and bus lanes and reducing car lanes

1 -----10

c. incentivize options for transport other than individual cars (e.g. making parking more expensive, supporting car shares, more walking streets)

1 ----- 10

d. providing incentives and charging infrastructure for electric vehicles.

1 -----10

Comment (Other suggestions)

5. Would you vote for candidates that make 100% Renewable Energy a priority?

1 -----10

Comment (Other suggestions)

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Figure A-2. Responses to questions – all responses

All	1	2	3	4	5	6	7	8	9	10	ave. scor	no. ans.
1. reduce ff	0	0	0	0	0	0	0	5	8	64	9.7	77
2a. insulation	0	0	0	0	1	1	3	5	4	61	9.6	75
2b. renew energy	0	0	0	0	0	0	1	4	9	63	9.7	77
2c. energy mapping	0	0	0	0	5	3	7	4	4	50	9.0	73
3a. walkable	2	0	0	1	0	1	4	11	3	54	9.1	76
3b. incr density	1	1	2	0	2	6	6	13	5	39	8.5	75
4a. more transit	0	0	0	1	1	2	3	6	2	60	9.4	75
4b. bike lanes	1	1	0	0	3	3	2	11	2	52	9.0	75
4c. less parking, etc.	1	0	1	0	1	1	6	14	7	41	8.9	72
4d. EV charging	1	0	0	2	2	2	4	4	4	56	9.2	75
5. vote RE	0	0	0	0	0	0	3	5	5	62	9.7	75

Figure A-3. Responses to questions – District of Saanich residents only

Saanich only	1	2	3	4	5	6	7	8	9	10	ave. scor	no. ans.
1. reduce ff	0	0	0	0	0	0	0	0	3	30	9.9	33
2a. insulation	0	0	0	0	0	1	3	2	2	25	9.4	33
2b. renew energy	0	0	0	0	0	0	1	1	4	27	9.7	33
2c. energy mapping	0	0	0	0	2	1	2	2	1	23	9.2	31
3a. walkable	0	0	0	1	0	1	0	7	1	23	9.2	33
3b. incr density	0	1	1	0	1	4	3	3	2	18	8.4	33
4a. more transit	0	0	0	1	0	2	1	0	1	27	9.4	32
4b. bike lanes	0	1	0	0	1	0	0	5	1	24	9.2	32
4c. less parking, etc.	1	0	1	0	0	0	3	4	3	19	8.8	31
4d. EV charging	0	0	0	0	0	1	1	2	2	26	9.6	32
5. vote RE	0	0	0	0	0	0	2	3	3	25	9.6	33

Links to presentations and Shaw Cable recording

Shaw Cable recording of the 'Big Town Hall':

<https://www.youtube.com/watch?v=Q2I5toNmAeQ>

Presentation slides of Tom Hackney, Policy Director of BCSEA and author of the Pathway report:

https://www.bcsea.org/sites/bcsea.org/files/2016-10-29_-_100_re_saanich_pathway_presentation.pdf

Presentation slides of Betsy Agar, of Simon Fraser University Centre for Dialogue Renewable Cities:

https://www.bcsea.org/sites/bcsea.org/files/bc_sea_saanich_town_hall_agar.pdf

Presentation slides of Victoria Barr, Healthy Communities Consultant and former President of the Public Health Association of BC:

https://www.bcsea.org/sites/bcsea.org/files/bcsea_pres_co-benefits_for_healthy_communities_vbarr_oct_29_2016.pdf

Appendix B: methodology

The following describes the methodology used and some problems with it:

1. Identifying Saanich's energy use and emissions by sector, using 2010 data from the Province of BC's Community Energy and Emissions Inventory (CEEI).⁷⁶
 - Embedded and upstream emissions are not included; e.g. the emissions associated with the production of food, energy and goods delivered to Saanich are not factored in. It is assumed that the jurisdictions where the food is produced and the goods manufactured will need to become 100% RE.
 - BC Hydro's electricity is currently close to 100% RE; it is assumed that it will become fully 100% RE by 2050.
 - Buildings:
 - CEEI estimates building energy use mostly from utility billing data. The data are very accurate for the amounts of electricity and gas used, but not always accurate in allocation to end uses (e.g. street lighting is included in electricity totals; most MURBs are counted as commercial

⁷⁶ Community Energy and Emissions Inventory:

<http://www2.gov.bc.ca/gov/content/environment/climate-change/reports-data/community-energy-emissions-inventory>. Apparently an updated version is being prepared based on more recent data. It is not known what changes there may be to the methodology.

by Fortis gas). Addressing these discrepancies is beyond the means of this study, but should be addressed in a future study, and particularly to assess energy conservation potentials and to design energy conservation programs.

- Propane, wood and heating oil use are estimated from the BC Hydro Residential End Use Study (REUS) and other data sources,⁷⁷ which are not particular to and may not be accurate for Saanich.
- The number of residential units and the breakdown of energy use between residential building types is based on the 2011 Census Canada enumeration of households and housing types,⁷⁸ and on the “number of connections” in CEEI (derived from the number of electricity accounts reported by BC Hydro). Discrepancies between the data sets appeared which could not be resolved in this study. Figures from the MXD study⁷⁹ were also used for household size and the breakdown between detached and apartment-style residential types. Here, too, there were unresolved discrepancies with the other data sources, making the analytical results less certain.
- Estimates of the energy use for the different residential types were based on BC Hydro’s 2007 Conservation Potential Review, combined with gas forecast information from Fortis, as well as CEEI estimates for wood, oil and propane use. These data come from province-wide or Vancouver Island sources, rather than Saanich-specific sources. It was not possible to calibrate the estimates against the actual situation in Saanich, so it is difficult to estimate the accuracy of the estimates.
- **Transportation:**
 - CEEI uses the ‘resident-based’ method to assign transportation energy and emissions between Saanich and other possible jurisdictions: the address of a vehicle’s insurance registration determines where the vehicles emissions are assigned. This is not necessarily accurate for vehicles that travel long distances or operate outside their place of registration (e.g. taxicabs, transit vehicles and long-distance freight). However, the RE solutions for transportation are mostly regional, provincial, national or international, so there need not be a precise community-by-community allocation.

⁷⁷ BC Hydro 2007 Conservation Potential Review, Marbek Resource Consultants, 2007, page 15.

⁷⁸ District of Saanich population information (summary of Census)
<http://www.saanich.ca/Discover/demographic/index.html>
<http://www.saanich.ca/Discover/demographic/pdf/SAAN%202011%20Census%200--Part%20A.pdf#page=1>

⁷⁹ *Population Projections, Trend & Capacity Build-Out Analysis, The District of Saanich*, MXD Development Strategists, 2013,
http://www.saanich.ca/assets/Community/Documents/FINAL%20REPORT_Sept%2030%202013.pdf

- Off-road transportation (golf carts, snowmobiles, farm vehicles, road construction vehicles, etc.) are not included in CEEI. These should be considered in any 100% RE solutions.
 - Air transportation, marine transportation (ferries, recreational boats, commercial ships) and rail traffic are not included in CEEI, and accordingly no emissions from these are assigned to Saanich. However, these are regionally, nationally and internationally significant sources of emissions. While their planning and regulation is largely beyond Saanich's jurisdiction, they should be part of any complete 100% RE plan and should be addressed cooperatively with regional, provincial and national governments.
 - It is not known if military uses of fuel captured by CEEI.
 - Waste:
 - It is assumed that Saanich's share of emissions will be a direct proportion of regional population, as estimated/forecast by MXD, and that Hartland's potential emissions will increase from the 2013 reported amount at the rate of population growth. Getting a more accurate estimate would be academic because landfill gas emissions are already being captured. It is assumed that under 2050 BAU effectively all emissions will be captured.
2. Adjusting CEEI 2010 data by population growth to estimate energy use and emissions for 2016.
- The population growth rate from 2010 to 2016 was assumed to be 0.28% per year, the average annual growth rate implied by the 2006 – 2011 growth rate of 1.4% reported in the 2011 Census.
 - Energy use and emissions increases were assumed to be a simple factor of the population growth rate.
3. Forecasting energy use and emissions for 2050 BAU, where there is no special effort to achieve 100% RE.
- The forecast increases are mainly population driven, based on the BC Stats 2015 to 2041 forecast,⁸⁰ with various adjustments for factors such as technology advancement (particularly the electrification of vehicles).
 - The BC Stats forecast for population growth to 2041 was used to develop an annual growth rate (0.45%), which was projected out to 2050.
 - Buildings – general:
 - Land availability is not addressed.
 - It is assumed there will be no large industrial development.
 - The growth in energy use is mainly population driven, but also factors in the electricity and gas load forecasts of BC Hydro and FortisBC,

⁸⁰ *British Columbia Population Projections: 2015 to 2041*, BC Stats, May 2015

which forecast changes in per-account use rates (BC Hydro forecasts a slight per-account increase in energy use; FortisBC forecasts a per-account decline).

- **Buildings – residential:**
 - Energy use and emissions for buildings was forecast by forecasting a population-driven increase in residential units, modified by data from MXD that forecast a decrease in household size and a relative decrease in the proportion of “detached” (actually including row housing and semi-detached) units being built relative to apartment-style housing.
 - The number of units is multiplied by energy use and emissions per unit to forecast total energy use and emissions. Per unit energy use and emissions are assumed to decrease slightly from now to 2050, due to a business-as-usual improvement in the technology of heating systems.
 - A business-as-usual switch from oil and propane heating to natural gas is assumed to be driven by progressive improvements in gas heating efficiency coupled with decreased support for oil and propane heating technology.
 - A slight improvement in building envelope efficiency is assumed, due to BAU technological improvements.
 - **Buildings – commercial (retail, office, light industrial, institutional):**
 - Floorspace areas from the MXD report are forecast to increase in proportion to population growth.
 - **Transportation:**
 - Personal vehicle use is assumed to increase at the rate of population growth (i.e. no behavioural change is assumed); however, virtually all vehicles are assumed to have been replaced by battery EVs.
 - Other vehicles (transit, freight) are assumed to increase at 95% of the rate of population growth, based on an assumed technological increase in vehicle efficiency.
 - It is assumed that government policy will continue to drive a switch from diesel fuel to natural gas, including liquefied natural gas (LNG). The amount of gas attributed here is arbitrarily assumed.
4. Proposing a 2050 100% RE vision, based on possible, though challenging-to-implement measures to be taken by Saanich (government and people), with cooperation and support assumed from other jurisdictions (regional, provincial and national).
- The 100% RE vision assumes no measures to limit population growth. It generally maintains the same quality of services to Saanich residents, but needs are often assumed to be met with fewer resources than currently. For example, it is assumed that shopping and services will be located closer to homes, so that people will meet the same service needs with much less use of personal motor vehicles.

Xref: 2560-40

Clerksec - BCSEA's presentation at Committee of the Whole meeting on March 20th.

POST TO	POSTED
COPY TO	
INFORMATION	<input type="checkbox"/>
REPLY TO WRITER	<input type="checkbox"/>
COPY RESPONSE TO LEGISLATIVE DIVISION	
REPORT FOR	<input type="checkbox"/>
ACKNOWLEDGED:	

From: Gord Stuart [REDACTED]
To: <clerksec@saanich.ca>
Date: 3/14/2017 11:22 AM
Subject: BCSEA's presentation at Committee of the Whole meeting on March 20th.

For distribution to the Mayor and all Councilors

As a concerned Saanich resident I urge council to commit to 100% renewable energy by the year 2050. It is not my purpose to recommend how this can be achieved, but to urge council to embark on a plan for 100% renewable by 2050 as proposed by the Climate Action Collaborative and BCSEA's presentation at the Committee of the Whole meeting on March 20th.

I am reminded of two inspiring cases, one small scale and the other large scale, that can be held up as an inspiration for Saanich which has scale intermediate to these.

The first case is the T'Sou-ke First Nation who recently became 100% solar and now sell energy back to the electricity grid. The interesting lesson there is that they built solar capacity based on their historical energy needs but discovered after building solar capacity that they should have embarked on conservation strategies first. By developing a conservation strategy first they would have less need for electricity and could have built a smaller and cheaper solar installation.

The first lesson for Saanich is to encourage more conservation to reduce the scale of the 100% renewable by 2050 goal. One way of doing this is to encourage via municipal regulations the construction of passive homes as described in the March 10 Saanich News publication.

The second case is the country of Germany which has decommissioned most old forms of energy production and converted much of their energy production to renewable sources. Although this is a national effort, there are positive stories at the local level. One story I heard from a Dutch builder working in Germany was of an apartment building that used its sun exposure to cultivate algae in window-like growing vessels that converted to electricity. The entire energy needs of the building were met by this strategy. A side benefit is the algae also took care of liquid waste streams of the building and turned the waste water into potable water.

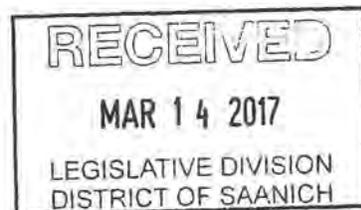
The second lesson for Saanich is to collaborate with others to find best practices and innovative solutions. I urge Saanich to partner with the City of Victoria in collaboration and to encourage all the other local municipalities to follow Saanich and Victoria's good example as 100% renewable energy centers.

Sincerely

Gordon Stuart

[REDACTED] San Capri Terrace

Saanich BC





Mayor
Councillors
Administrator
Com. Assoc.
Applicant

Council
Administrator
Media

The Corporation of the District of Saanich

Report

To: Mayor and Council

From: Sharon Hvozanski, Director of Planning

Date: February 21, 2017

Subject: Development Permit Amendment Application
File: DPA00878 • 1581 Church Avenue

PROJECT DETAILS

Project Proposal: The applicant is proposing to amend Development Permit DPR89-0048 to allow for a parking variance from 18 to 9 spaces. The existing building is currently vacant, but was previously occupied as an office with nine on-site parking spaces. The applicant proposes to operate a fitness studio for kickboxing training, which has a higher parking requirement than office use. The property is zoned C-4 (Office and Apartment) Zone and the proposed use is permitted.

Address: 1581 Church Avenue

Legal Description: Lot 1, Section 39, Victoria District, Plan 49223

Owner: First Street Holdings Ltd., Inc. No. BC0272612

Applicant: Jon Belliveau c/o Balance Kickboxing

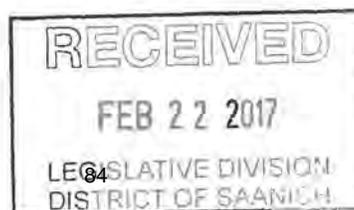
Parcel Size: 577 m²

Existing Use of Parcel: Commercial

Existing Use of Adjacent Parcels:
North: C-3 (Shopping Centre) Zone
C-4 (Office and Apartment) Zone
South: C-2 (General Commercial) Zone
P-1 (Assembly) Zone
East: C-2 (General Commercial) Zone
West: RS-6 (Single Family Dwelling) Zone

Current Zoning: C-4 (Office and Apartment) Zone

Minimum Lot Size: n/a



Proposed Zoning:	n/a
Proposed Minimum Lot Size:	n/a
Local Area Plan:	Shelbourne
LAP Designation:	Existing Commercial/Office
Community Assn Referral:	Mount Tolmie Community Association sent May 30, 2016 • No response received to date.

PROPOSAL

The applicant is proposing to amend Development Permit DPR89-0048 to allow for a parking variance from 18 to 9 spaces. The existing building is currently vacant, but was previously occupied as an office with nine on-site parking spaces. The applicant proposes to operate a fitness studio for kickboxing training, which has a higher parking requirement than office use. The property is zoned C-4 (Office and Apartment) Zone and the proposed use is permitted.

The land owner in conjunction with a previous potential tenant submitted an application for a similar parking variance in relation to a yoga studio. However, late in the process the tenant advised that they were no longer considering this location for their yoga studio.

Subsequently, a new tenant who is the current applicant has expressed interest in pursuing this location for their kickboxing training business. Due to a change in the proposed tenant/business, the current applicant undertook additional community consultation which is outlined further on in this report.

PLANNING POLICY

Official Community Plan (2008)

- 4.2.1.1 “Support and implement the eight strategic initiatives of the Regional Growth Strategy, namely: Keep urban settlement compact, Protect the integrity of rural communities; Protect regional green and blue space; Manage natural resources and the environment sustainably; Build complete communities; Improve housing affordability; Increase transportation choice; and Strengthen the regional economy.”
- 4.2.1.2 “Maintain the Urban Containment Boundary as the principal tool for growth management in Saanich, and encourage all new development to locate within the Urban Containment Boundary.”
- 4.2.2.3 “Consider the use of variances to development control bylaws where they would achieve a more appropriate development in terms of streetscape, pedestrian environment, view protection, overall site design, and compatibility with neighbourhood character and adjoining properties.”
- 4.2.3.1 “Focus new multiple family residential, commercial, institutional and civic development in Major and Neighbourhood ‘Centres’, as indicated on Map 4.”

- 4.2.3.6 “Encourage the retention of corner stores and local service centres (e.g. development at Burnside and Rolston) as a means to improve the cycle/ walk – ability of neighbourhoods.”
- 4.2.9.10 “Require bicycle parking / storage, and encourage change and shower facilities where appropriate, in commercial, institutional, public, recreational, and multi-family residential buildings.”
- 4.2.9.37 “Consider parking variances where one or more of the following apply:
- transportation demand strategies (TDM) are implemented;
 - a variety of alternative transit options exist within the immediate vicinity of the proposed development;
 - there is a minimal reduction in required parking;
 - the development is located in a ‘Centre’;
 - availability of on-street parking.”
- 5.1.4.1 “Foster the development of a community that is safe, diverse and inclusive and where social interaction, physical activity, sense of place, and neighbourliness are actively promoted and supported.”
- 6.2.4 “Support a balanced economy by encouraging a broad range of commercial, service, research, high tech and industrial uses.”
- 6.2.5 “Focus new commercial development primarily to ‘Centres’ and ‘Villages’ (Map 4).”

Shelbourne Local Area Plan (1998)

- 9.4 “Encourage improvement or enhancement of the pedestrian environment on private and public lands within the commercial area identified on Map 9.1. Improvements could include soft landscaping (trees, shrubs, and flowers), screening of garbage containers, provision of benches, safe pedestrian linkages through parking lots, and pedestrian refuges within crosswalks.”

Shelbourne Valley Action Plan (In Progress)

The subject property is within the study area for the draft Shelbourne Valley Action Plan (SVAP). Although the SVAP has not yet been adopted, draft policies relevant to this proposal should be considered.

- 5.7.2 “Locate all surface parking to the rear of new development and screen from view.”
- 5.7.3 “Locate short-term bicycle parking in convenient locations near primary building entrances.”
- 5.7.4 “Consider parking variances where contributions are made to enhance cycling, walking and transit infrastructure.”
- 6.2.8 “Require bicycle parking/storage, and encourage change and shower facilities, where appropriate, in commercial, institutional, public and recreational buildings and facilities.”

6.5.11 “Consider parking variances where contributions are made to enhance cycling, walking and transit infrastructure.”

Development Permit Area Guidelines

The development proposal is subject to the Shelbourne/McKenzie Development Permit Area. Relevant guidelines include: retaining native vegetation wherever possible, screening of parking areas, commercial buildings at a human scale to increase social interaction and create a vibrant pedestrian environment, balancing all modes of transportation and encouraging public transit and bicycle use.

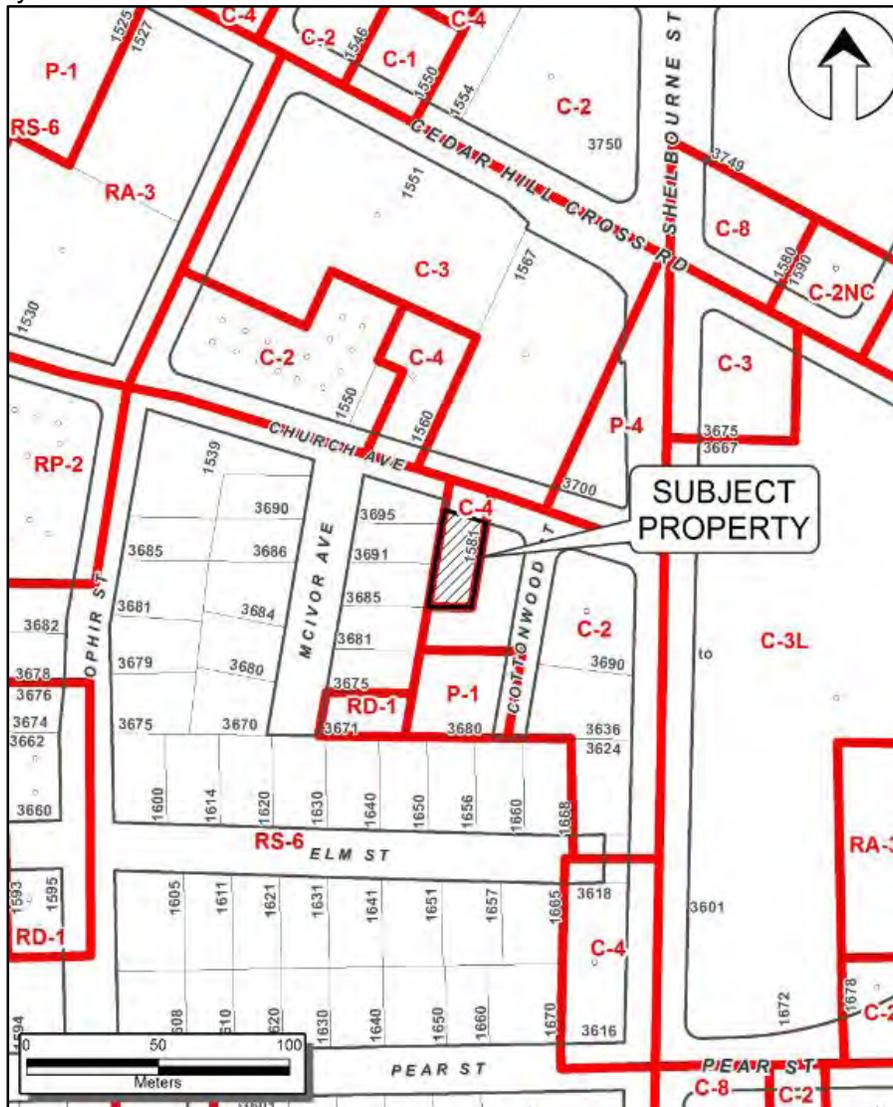


Figure 1: Context Map

DISCUSSION

Neighbourhood Context

The 577 m² site is located on Church Avenue within the Cedar Hill Neighbourhood “Centre” and Shelbourne Valley Corridor. The site is approximately 60 m from Shelbourne Street. The property is currently developed with one office building, and nine parking spaces are located in the rear yard.

Surrounding properties reflect the diversity of land uses expected within a Neighbourhood “Centre” and currently the site is the most westerly extent of commercial properties along the south side of Church Street. The site location reflects the transition between commercial and public assembly uses to the north and east, and residential use to the west and further south. Assembly uses in the immediate area include the Guide and Scout Hall and the Jewish Community Centre, both located south of the site at the terminus of Cottonwood Street.

The Shelbourne Valley Action Plan identifies the properties along Church Avenue, between Cottonwood Street and McIvor Avenue, as transitioning to 4-storey mixed use/commercial developments, as future growth of the Cedar Hill Neighbourhood “Centre” occurs.

The subject property is bounded by parking areas immediately to the east and south of the lot.

Land Use and Density

The property was rezoned from residential to commercial in 1989-90 and a Development Permit was issued for an office building on the site. The C-4 (Office and Apartment) Zone permits an assembly use such as a kickboxing/fitness studio, however the proposed change from office to an assembly use requires additional parking.

The Zoning Bylaw requires 18 parking spaces for an assembly/fitness use whereas there are only nine parking spaces existing on the site. As there are no feasible options to provide additional on-site parking, a parking variance is requested in order for the proposed business to operate at this location.

Site and Building Design

The current proposal is to undertake interior renovations for a kickboxing studio. The floor area used for assembly (fitness area) would be limited to approximately 65% or less of the gross floor area with the remaining area used for change rooms, washrooms, and reception. No changes to the site layout or exterior of the building are proposed with the exception of signage for the new business. An existing patio area at the front of the building would be converted to a bicycle parking area.

Requested Variance

The Zoning Bylaw requires 18 parking spaces for an assembly/fitness use whereas there are only nine parking spaces existing on the site. The variance would be for nine spaces. Requesting a parking variance is the only option available for the proposed business to operate on this site in the existing building due to there being no options for additional on-site parking.

The site is located within a Neighbourhood “Centre” where pedestrian oriented environments and alternative transportation are encouraged and, over the course of time, should become predominant.

The applicant currently operates the business in another location, so can provide a realistic assessment of the business operations. The applicant has indicated that clients would attend the site during scheduled class times rather than by way of drop-in programming. Their peak class times tend to be in the evenings between 7 – 9 p.m., followed by morning classes between 7 – 8 a.m. Classes are held during the later morning and early afternoon, however, these classes tend to attract fewer clients. Between scheduled classes the studio would be closed. Currently some classes are held on Saturdays, but none are held on Sundays. They anticipate that no more than 25 clients would attend a class.

There are no on-going parking or traffic issues identified by Bylaw Enforcement or Engineering staff. The applicant would be providing bicycle parking spaces and a fitness studio is a suitable business to arrive by bike. Frequent public transit is also available along Shelbourne Street.



Figure 2: Site Plan

On-street parking is available in the area with limitations. In front of the subject property Church Avenue is designated for Commercial Vehicles between 9 a.m. and 6 p.m. with no parking permitted elsewhere on the south side of the street. On the north side of Church Avenue on-street parking is available for regular vehicles, but commercial vehicles and buses are prohibited.

The applicant has an agreement in principle with the adjacent property at 3690 Shelbourne Street to rent eight parking spaces on a monthly basis in order to offset the requested variance.

The adjacent property is a hooked property across Cottonwood Street that currently contains four restaurant businesses and three offices. One of the restaurants provides take-away or delivery service only. The site has been managed by the same Property Manager for more than 20 years who has confirmed that the current parking supply exceeds the demand. Based on his observations there are generally 20 to 30 parking spaces vacant at any time (approximately 50% of the spaces), which was noted as significantly higher than any of the other commercial sites they manage. The businesses operating on the site have complimentary parking demands with their peak business times ranging from early morning through the evening. The Property Manager does not believe that allowing the applicant to occupy up to eight of their parking spaces would negatively impact their tenants' business operations or create parking issues in the area.

Since the adjacent owners would provide a parking agreement it indicates the current parking supply is underutilized and there is a surplus based on the current business operations. The property owners do not want to jeopardize their parking supply long-term by registering an easement as their parking demands may increase if businesses operating in the area change. Although shared parking arrangements can maximize efficient use of the available parking supply, the variance request should be considered on the merits of the subject property only, since the rented parking spaces would not be secured in perpetuity.

Given that the site is located within a Neighbourhood "Centre", is conveniently accessible by alternative transportation and on-street parking is available in the area the variance is supportable.

Environment

No environmental or habitat concerns have been raised. The existing landscaping would remain and no additional hard surfacing is proposed.

CONSULTATION

Applicant Consultation

The original applicant for a yoga studio met with the Mount Tolmie Community Association and subsequently held an open house on June 30, 2016. The open house was advertised and flyers were distributed throughout the neighbourhood. No concerns or issues were brought to the applicant's attention.

The subsequent applicant for a kickboxing studio met with the Mount Tolmie Community Association and held an open house at the site on December 3, 2016. Prior to the open house they advertised in the Saanich News and handed out flyers. The applicant has noted that feedback was positive and they were advised the Community Association remained supportive of the variance request.

Community Association

The application was referred to the Mount Tolmie Community Association on May 30, 2016. No referral response has been received to date.

SUMMARY

The purpose of the application is to amend DPR89-0048 for a parking variance from 18 spaces to 9. The vacant site was previously occupied as an office with nine on-site parking spaces.

The applicant proposes to operate a fitness studio for kickboxing training, which has a higher parking requirement than office use. The property is zoned C-4 (Office and Apartment) Zone and the proposed use is permitted. As there are no feasible options to provide additional on-site parking, a parking variance is required for the proposed business to operate at this location.

The site is located within a Neighbourhood "Centre", is conveniently accessible by alternative transportation, and on-street parking is available in the area. The applicant has an agreement in principle with the adjacent property to rent eight parking stalls in order to offset the requested variance. A parking agreement would maximize efficient use of existing parking areas by sharing between various commercial services with a range of peak operating times and parking demands. Although shared parking arrangements can maximize efficient use of the available parking supply, the variance request should be considered on the merits of the subject property, only since the rented parking spaces would not be secured in perpetuity.

Given that the site is located within a Neighbourhood "Centre", is conveniently accessible by alternative transportation and on-street parking is available in the area, the variance is supportable.

RECOMMENDATION

That Development Permit Amendment DPA00878 be approved.

Report prepared by:


Andrea Pickard, Planner

Report prepared and reviewed by:


Jarret Matanowitsch, Manager of Current Planning

Report reviewed by:


Sharon Hvozdzanski, Director of Planning

APK/ads
H:\TEMPEST\PROSPERO\ATTACHMENTS\DPA\DPA00878\REPORT.DOCX

Attachment

cc: Paul Thorkelsson, CAO
Graham Barbour, Manager of Inspection Services

CAO'S COMMENTS:

I endorse the recommendation of the Director of Planning



Paul Thorkelsson, CAO

DISTRICT OF SAANICH

**NO. DPA00878
AMENDS DPR89-0048**

AMENDMENT TO DEVELOPMENT PERMIT

**TO: First Street Holdings Ltd., Inc. No. BC0272612
201- 2377 Bevan Avenue
Sidney BC V8L 4M9**

(herein called "the Owner")

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Permit applies to the lands known and described as:

Lot 1, Section 39, Victoria District, Plan 49223

1581 Church Avenue

(herein called "the lands")

3. This Development Permit further regulates the development of the lands as follows:
 - (a) By varying the provisions of the Zoning Bylaw 2003, Section 7.3 to permit a total of 9 parking spaces for the duration that a permitted use, or combination of permitted uses, operate on the property requiring 18 parking spaces or less.
 - (b) By requiring the buildings and lands to be constructed and developed in accordance with the plans date stamped received May 27, 2016 and July 12, 2016 having a maximum floor area used for assembly/fitness area of 180 m², copies of which are attached to and form part of this permit
4. The Owner shall substantially start the development within 24 months from the date of issuance of the Permit, in default of which the Municipality may at its option upon 10 days prior written notice to the Owner terminate this Permit and the Permit shall be null and void and of no further force or effect.
5. Notwithstanding Clause 4, construction of driveways and parking areas, and delineation of parking spaces shall be completed prior to the issuance of an Occupancy Permit.
6.
 - (a) All existing landscaping is to be retained.
 - (b) In the event that any tree identified for retention is destroyed, removed or fatally injured, a replacement tree shall be planted in the same location by the Owner in accordance with the replacement guidelines as specified within the Saanich Tree and Vegetation Retention, Relocation and Replacement Guidelines. The

replacement tree shall be planted within 30 days of notice from the Municipality in default of which the Municipality may enter upon the lands and carry out the works and may apply the security provided herein in payment of the cost of the works. For the purpose of this section, existing trees identified for retention and new trees planted in accordance with the landscape plan attached to and forming part of this permit shall be deemed to be "trees to be retained".

- 7. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in her absence, the Manager of Current Planning.
- 8. Notwithstanding the provisions of Section 7 of this Permit the following changes will be permitted and not require an amendment to this Permit:
 - (a) When the height or siting of a building or structure is varied 20 cm or less provided, however, that this variance will not exceed the maximum height or siting requirements of the Zoning Bylaw.
 - (b) Changes to the relative location and size of doors and windows on any façade which do not alter the general character of the design or impact the privacy of neighbouring properties following consultation with the Director of Planning, or Manager of Current Planning in her absence.
 - (c) Where items noted under Section 8(b) are required to comply with the Building Code and/or the Fire Code and those changes are not perceptible from a road or adjacent property.
 - (d) Changes to soft landscaping provided the changes meet or exceed the standards contained on the landscape plans forming part of this Permit.
- 9. The terms and conditions contained in this Permit shall enure to the benefit of and be binding upon the Owner, their executors, heirs and administrators, successors and assigns as the case may be or their successors in title to the land.
- 10. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPALCOUNCIL ON THE

_____ DAY OF _____ 20 _____
 ISSUED THIS _____ DAY OF _____ 20 _____

 Municipal Clerk

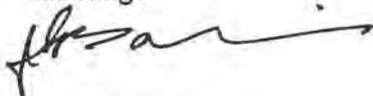
Memo

To: Planning Department
From: Jagtar Bains – Development Coordinator
Date: June 16, 2016
Subject: Servicing Requirements for the Proposed Development

PROJECT: TO AMEND DPR89-0048 FOR A PARKING VARIANCE

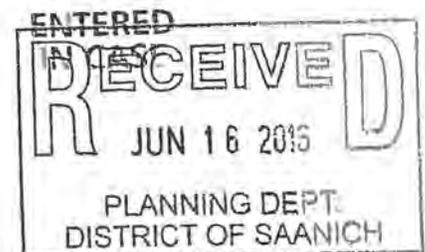
SITE ADDRESS: 1581 CHURCH AVE
PID: 014-890-992
LEGAL: LOT 1 SECTION 39 VICTORIA DISTRICT PLAN 49223
DEV. SERVICING FILE: SVS02013
PROJECT NO: PRJ2016-00323

The above noted application for Development Permit Amendment has been circulated to the Engineering Department for comment. A list of servicing requirements has been attached on the following page(s). To allow Council to deal effectively with this application, we would appreciate confirmation, prior to the Committee of the Whole Meeting that the applicant agrees to complete the servicing requirements. Should there be any disagreement with any of these requirements, it should be discussed with the undersigned prior to the Committee of the Whole Meeting.



Jagtar Bains
DEVELOPMENT COORDINATOR

cc: Harley Machielse, Director of Engineering
Catherine Mohoruk, Manager of Transportation & Development



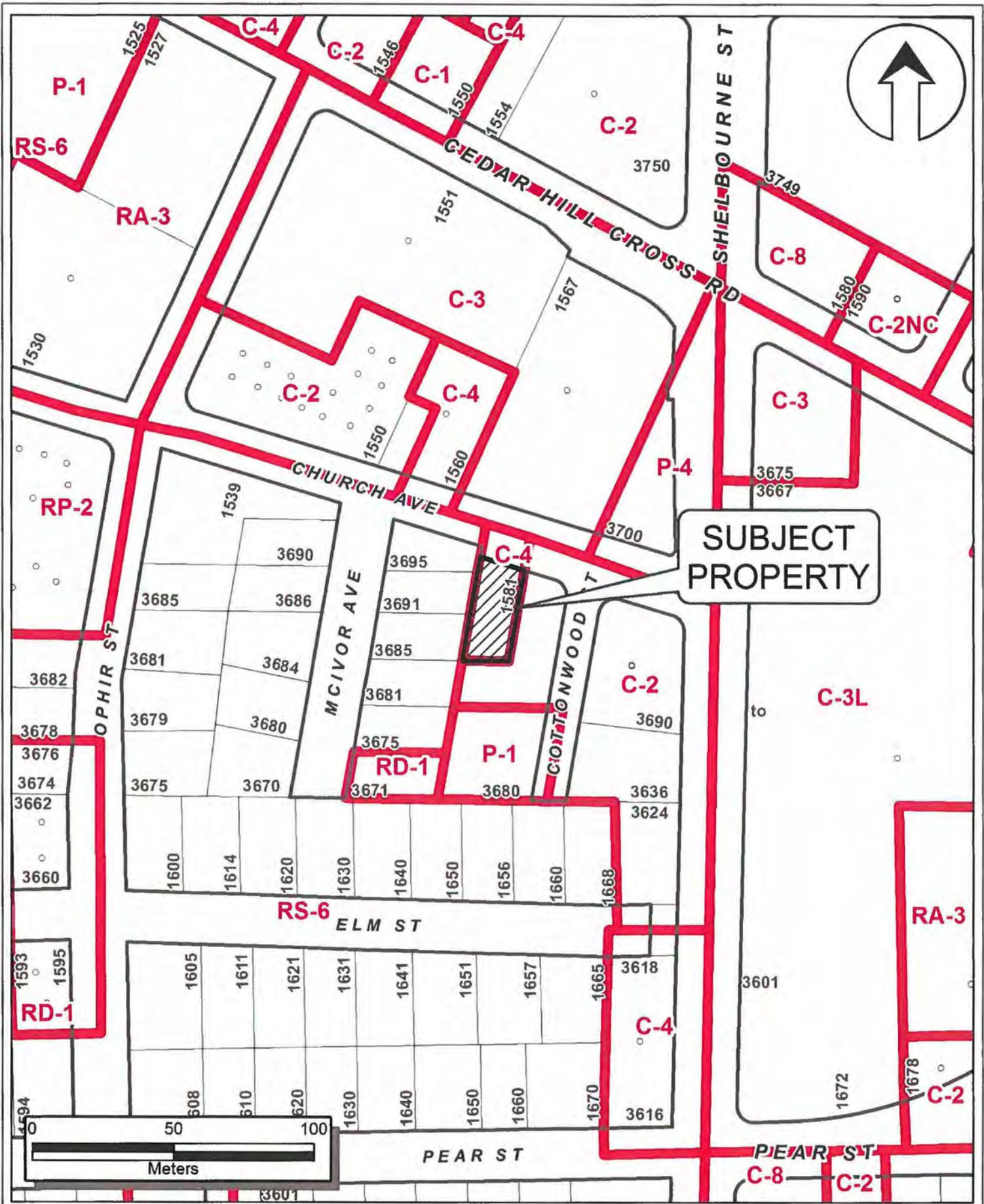
Development Servicing Requirements

Development File: SVS02013
Civic Address: 1581 CHURCH AVE
Page: 1

Date: Jun 16, 2016

Gen

1. PROOF OF PARKING AGREEMENT IS REQUIRED FOR USE OF 8 PARKING STALLS BY THIS PROPERTY ON THE ADJACENT EASTERN PROPERTY.



1410-04 Planning
xref: 2860-55 McKenzie



The Corporation of the District of Saanich

Mayor
Councillors
Administrator

Council
Administration
Media

Supplemental Report

To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: March 16, 2017
Subject: Temporary Use Permit Application
File: TUP00009 • 1359 McKenzie Avenue

RECOMMENDATION

1. That Temporary Use Permit TUP00009 be approved.
2. That Council authorize staff to issue a Park Use Permit, as per Section 17 of the Parks Management and Control Bylaw 7753, to allow the "Saanich Sunday Farmer's Market" to operate a farmer's market at Braefoot Park in accordance with the provisions of Temporary Use Permit TUP00009.

PURPOSE

The purpose of this report is to provide further information to Council about the provision in the proposed Temporary Use Permit requiring the applicant to obtain a Park Use Permit issued by Saanich Parks.

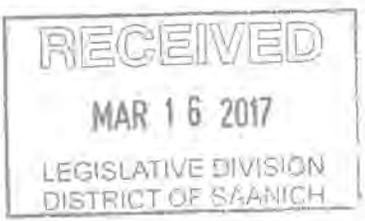
DISCUSSION

Background

The applicant has requested a Temporary Use Permit in order to use the Braefoot Park lacrosse box and parking lot for a weekly Sunday farmer's market during the months of July and August. The main emphasis would be on the sale of healthy local produce and prepared foods, drinks, and locally-produced hand-crafted items which fit the style of a market. A condition listed in the proposed Temporary Use Permit requires that the applicant obtain a Park Use Permit issued by Saanich Parks.

It has come to the attention of Planning staff that Section 17 of Parks Management and Control Bylaw, 1997, No. 7753 states as follows:

17. "No person shall sell or offer to sell any refreshments, goods or services or conduct any business in any park or on any beach save and except with the written permission from Council."



Temporary Use Permit Conditions

The proposed Temporary Use Permit would contain the following conditions:

- “Saanich Sunday Farmer’s Market” may operate only on Sundays during July and August between the hours of 8:00 a.m. – 4:00 p.m. Vendor setup would begin after 8:00 a.m. and takedown would be completed by 4:00 p.m. The market would be open to customers between 10:00 a.m. and 2:00 p.m. only;
- Sales would be limited to fresh local produce and prepared foods, drinks, and locally-produced hand-crafted items. Items may include but are not limited to jams, canned goods, bakery items, chocolate, soaps, linens and homemade food products and arts and crafts;
- Not more than four of the vendors shall be Food Truck vendors;
- Live music shall be limited to solo musicians and small ensembles. Amplified music shall be maintained at a volume that supports but does not overwhelm the market;
- Selling and sampling (but not consumption) of alcohol is permitted in accordance with provincial regulations. Provincial approvals for vendors are required;
- Dogs must be on a leash while in the market area; and
- A Park Use Permit issued by Saanich Parks is required.

CONCLUSION

Staff believe that the proposed farmer’s market use would be consistent with Official Community Plan policies which support initiatives to improve local and regional food security, enhance community pride, provide educational and learning opportunities which aid in community capacity building, and help improve the economic viability of food production in the community.

Parking and noise associated with a farmer’s market are not anticipated to be issues. On this basis it would be appropriate for Council to authorize staff to issue a Park Use Permit, as per Section 17 of the Parks Management and Control Bylaw 7753, to allow the “Saanich Sunday Farmer’s Market” to operate a farmer’s market at Braefoot Park in accordance with the provisions of Temporary Use Permit TUP00009.

Prepared by 
Neil Findlow
Senior Planner

Reviewed by: 
Jarret Matanowitsch
Manager of Current Planning

Approved by: 
Sharon Hvozdzanski
Director of Planning

NDF/sd
H:\TEMPEST\PROSPERO\ATTACHMENTS\TUP\TUP00009\SUPPLEMENTAL REPORT.DOCX

cc: Paul Thorkelsson, Administrator
Graham Barbour, Manager of Inspection Services

ADMINISTRATOR’S COMMENTS:

I endorse the recommendation of the Director of Planning.


Paul Thorkelsson, Administrator

1410-04 Planning
ref: 2860-SS mckenzie



The Corporation of the District of Saanich

Report

Mayor
Councillors
Administrator
Com. Assoc.
Applicant

Council
Administrat.
Media

To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: March 6, 2017
Subject: Temporary Use Permit Application
File: TUP00009 • 1359 McKenzie Avenue

PROJECT DETAILS

Project Proposal: The applicant requests a Temporary Use Permit in order to use the Braefoot Park lacrosse box and parking lot for a weekly Sunday farmer's market during the months of July and August.

Address: 1359 McKenzie Avenue

Legal Description: Lot 1, Section 32, Victoria District, Plan 27719

Owner: District of Saanich

Applicant: Marsha Henderson and Shawn Newby

Parcel Size: 3.40 ha

Existing Use of Parcel: Park and Activity Centre

Existing Use of Adjacent Parcels:
North: A-1 (Rural) Zone and RS-8 (Single Family Dwelling) Zone
South: RS-10 (Single Family Dwellings) Zone
East: RS-10 (Single Family Dwelling) Zone and P-1 (Assembly) Zone
West: RS-10 (Single Family Dwellings) Zone and RT-3 (Attached Housing) Zone

Current Zoning: P-4 (Recreation and Open Space) Zone

Minimum Lot Size: n/a

Proposed Zoning: n/a



CW
3

Proposed Minimum**Lot Size:** n/a**Local Area Plan:** Quadra**LAP Designation:** Community Park**Community Assn Referral:** Quadra Cedar Hill Community Association. Referral sent January 3, 2017. A letter of support was received on January 30, 2017.

PURPOSE

The applicant requests a Temporary Use Permit in order to use the Braefoot Park lacrosse box and parking lot for a weekly Sunday farmer's market during the months of July and August.

Zoning Bylaw s. 5.30(a) authorizes Council to issue a Temporary Use Permit pursuant to "Local Government Act" s. 493 on any parcel except residentially zoned parcels. A Temporary Use Permit may do one or more of the following:

- (a) Allow a use not permitted by a zoning bylaw;
- (b) Specify conditions under which the Temporary Use Permit may be carried on; and
- (c) Allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued.

After consultation with staff, the applicant felt utilizing a Temporary Use Permit would be the best means to demonstrate how the Sunday farmer's market could fit within the community. By using a Temporary Use Permit as a potential first step, both Council and the neighbourhood have an opportunity to gain a better understanding of the operation and potential impacts while retaining the option of not renewing the Permit if any negative impacts arise, or the use is felt to be out of keeping with the character of the area.

If supported by Council, a Temporary Use Permit would allow the market to operate for a maximum of three years, with the opportunity for a one time renewal of the Permit, for a maximum of three additional years. Council can set the maximum time period on both the initial Permit, and the renewal, to any time frame it wishes. Council is also not obligated to renew the Permit.

After the expiry of the Temporary Use Permit, the farmer's market would either cease, or the applicant could apply to rezone the property to allow for the market use to continue.

PLANNING POLICY**Official Community Plan (2008)**

- 5.1.1.1. "Ensure a healthy, sustainable and stable food supply by working with the Capital Regional District, the Province, food producers, the Vancouver Island Health Authority, municipalities, and other stakeholders to develop a long-term plan for improving local and regional food security."

5.1.1.7. “Support innovative farming and local marketing techniques such as pocket farm markets, which help improve the economic viability of food production in the community.”

5.2.1.1. “Continue to work with Neighbourhood Associations, service organizations, sports groups, business and other stakeholders to support and strengthen the community.”

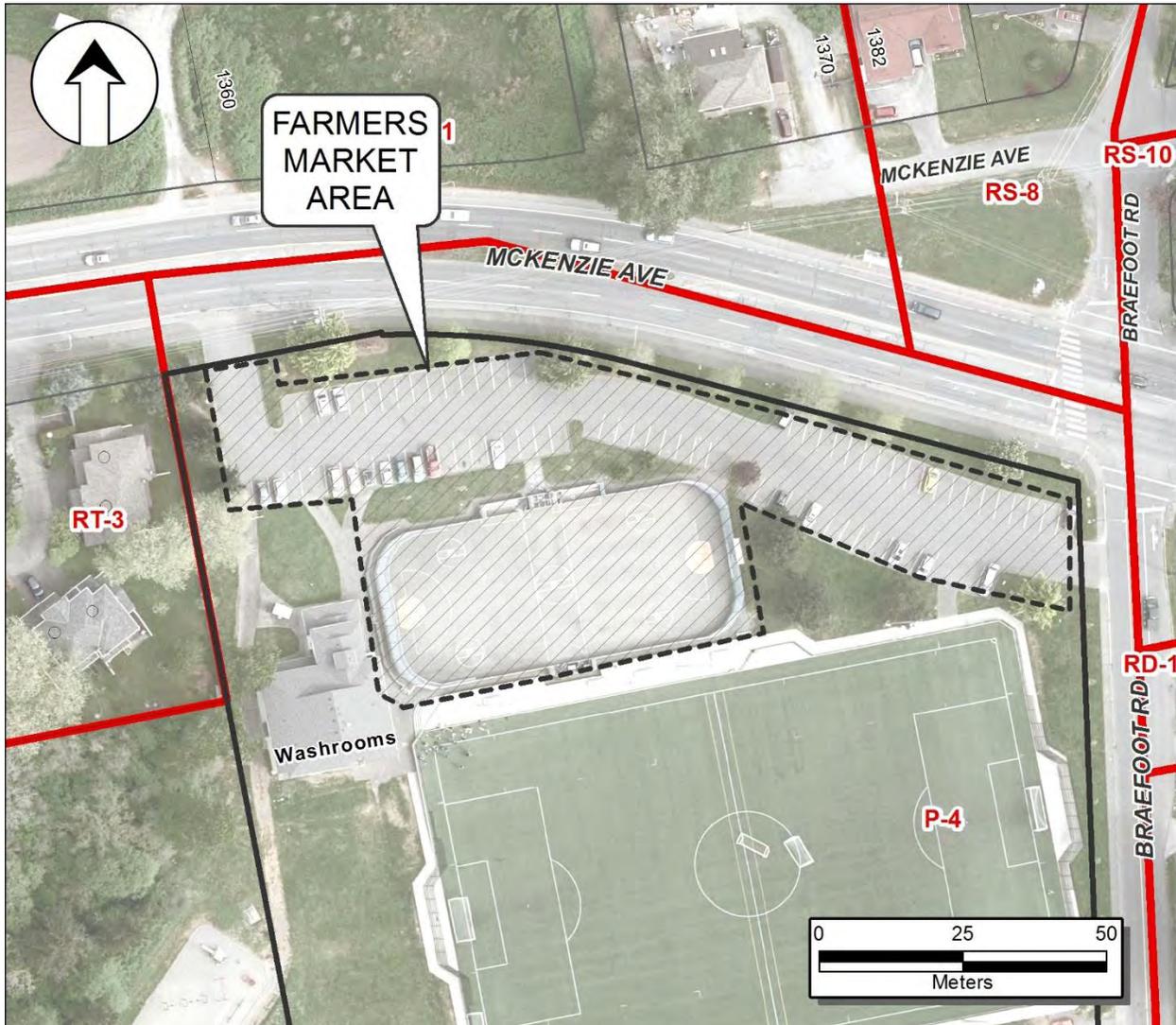


Figure 1: Context Map

5.2.1.2. “Continue to develop and enhance community pride and identity through the creation and implementation of events and on-going community services and programs.”

5.2.1.6. “Encourage and support a wide range of educational and learning opportunities which aid in community capacity building, and strive to meet a broad range of community needs.”

5.2.3.7. “Continue to promote the use of parks, civic buildings and public spaces for public art, performances, festivals, and exhibitions.”

DISCUSSION

Background

“Saanich Sunday Farmer’s Market” (SSFm) is a registered non-profit organization with the purpose to promote a sustainable, family friendly, community enhancing market. “Saanich Sunday Farmer’s Market” would encourage a “make, bake, or grow” policy by featuring locally grown produce, prepared foods, and artisan crafts. It would be similar to other successful regional markets, notably Moss Street Market, Oaklands Market, and Esquimalt Farmer’s Market. The day to hold the market (Sunday) was chosen as the best fit for Saanich based on informal surveys of vendors, customers at other markets and Saanich residents. No other markets operate in nearby municipalities on that day.

Neighbourhood Context

Braefoot Park is a Saanich community park located at the southwest corner of McKenzie Avenue and Braefoot Road (See Figure 1). The park features playing fields, lacrosse box, children’s playground, activity centre, and parking. The activity centre is operated by Braefoot Community Association under a lease agreement with Saanich. The market would occupy approximately 8,165 m² on the north part of the site including the parking lot and lacrosse box. Washroom facilities would be available in the activity centre.

Braefoot Park is centrally located in Saanich adjacent to McKenzie Avenue. Surrounding land use is mostly rural/agriculture on the north, single family dwellings and attached housing on the west, single family dwellings to the south, and Braefoot School on the east. The site is also located near the Blenkinsop Valley which is a major food producing area in Saanich. The location is adjacent to a major road and it is accessible by public transit.

In addition to very active soccer and lacrosse programs, the park is used for a number of community and commercial events. Braefoot Community Association has successfully hosted annual Christmas trees sales and well attended sales of used sports equipment at the park. Over the past 20 years, noise and parking associated with these events have not generated complaints to Saanich Bylaw Enforcement.

Proposed Land Use

“Saanich Sunday Farmer’s Market” requests a Temporary Use Permit for use of Braefoot Park parking lot and lacrosse box for a farmer’s market on nine Sundays, starting July 2, 2017 until August 27, 2017, between the hours of 8:00 am - 4:00 pm. Vendor set up would begin after 8:00 am and takedown would be completed by 4:00 pm. The market would be open to customers between 10:00 am and 2:00 pm.

No “flea market” or similar vendors would be accepted. The main emphasis would be on healthy local produce and prepared foods, drinks, and locally produced hand-crafted items which fit the style of a market. It is envisioned that local wine, beer, cider, or whiskey producers may sell their product at the market. Consumption of alcohol would not be permitted. However, tastings would be permitted in accordance with Provincial regulations. The market would include a limited number of food trucks.

Amplified music would also be a feature of the market. The applicant has stated that music would not be “concert style” and volume would remain at a level which does not discourage conversation. Based on other music events in Saanich parks, including “Music in the Park”, if

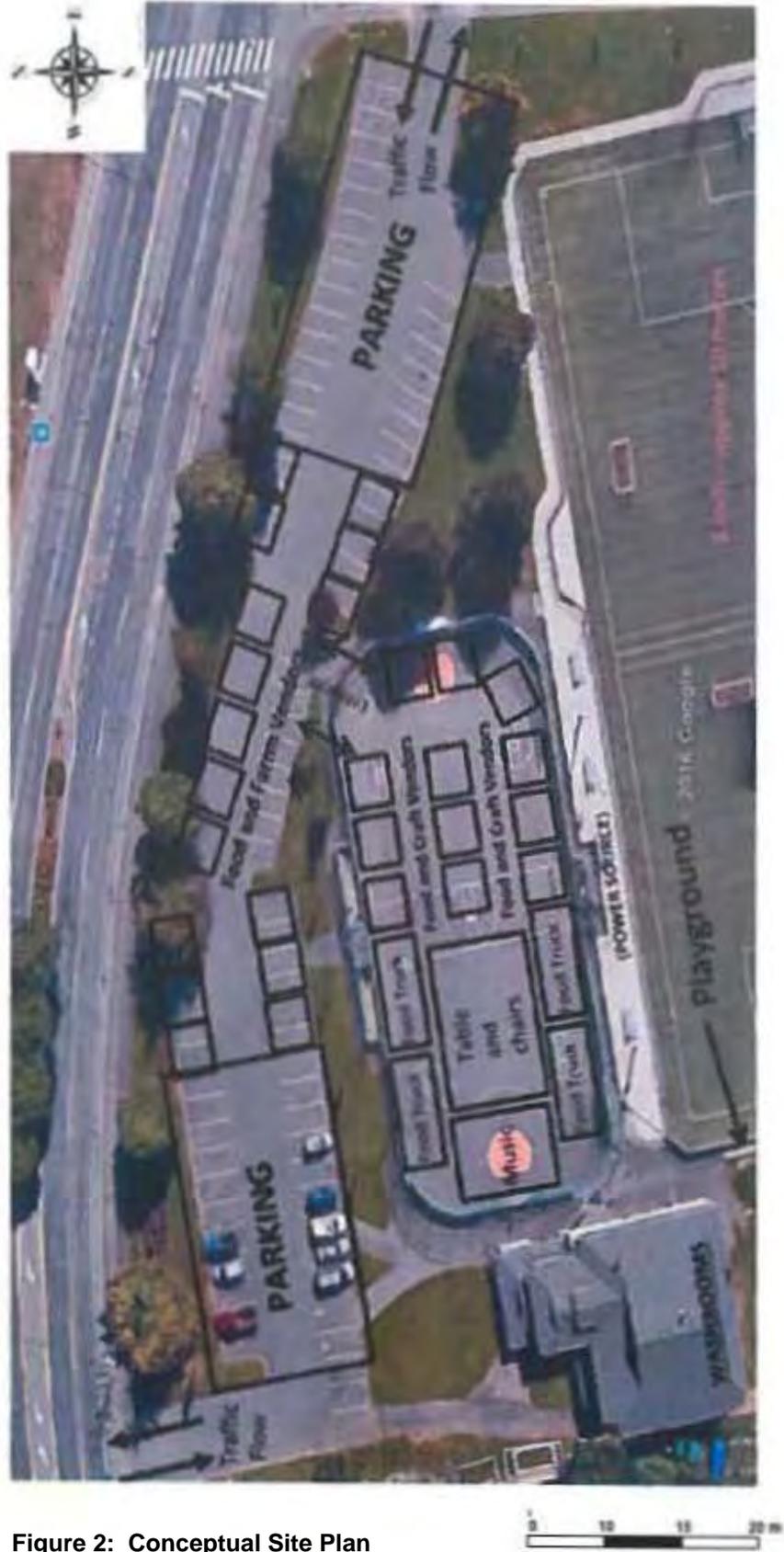


Figure 2: Conceptual Site Plan

well-managed by “Saanich Sunday Farmer’s Market” the use of amplified music is not anticipated to be a concern.

The farmer’s market use would be consistent with Official Community Plan policies which support initiatives to improve local and regional food security, enhance community pride, provide educational and learning opportunities which aid in community capacity building, and help improve the economic viability of food production in the community.

Saanich Parks supports the proposed use. If the Temporary Use Permit is approved, a park use permit issued by Saanich Parks would be required. The applicant has an agreement with Braefoot Community Association for use of the activity centre washroom facilities.

Site Design

Market stalls are proposed to be located on a portion of the parking lot and in the lacrosse box (See Figure 2). Market stalls would accommodate a 3 m x 3 m tent and allow room for vendor’s tables, equipment, and product.

The layout of the market stalls on the parking lot is designed to allow entry and exit to parking, but to otherwise contain traffic within the market area and not in other traffic areas or on the boulevard. Farmers would have first choice of shaded areas in the parking lot, in order to provide a welcoming presence from the roadway, as well as to give their produce the highest visibility and the greatest protection from sun and heat. At the request of farmers, “tail gate sales” would also be permitted on the parking lot. Tail gate sales require less set up time and less work for the farmer, as well as allow the farmers to safely leave the site when their produce is sold out.

Forty-eight parking stalls on the site would be maintained for market customers and other park users during market hours.

Existing Braefoot Activity Centre signs, which include changeable copy, would be used to advertise the event. Small temporary signs with the “Saanich Sunday Farmer’s Market” logo would also be displayed on the day of the event only in accordance with the provisions Saanich’s Sign Bylaw.

Mobility

The proposed farm market site at Braefoot Park is well connected by public transit. There are east and west bound bus stops at the intersection of Braefoot Road and McKenzie Avenue within 50 m of the site. On Sundays, the site is served by the #26 bus route, with service every 15 to 30 minutes during the proposed market hours (10:00 am and 2:00 pm).

The site is also well served by cycling facilities, with cycling lanes along McKenzie Avenue that connect to the Lochside Regional Trail which is approximately 1 km from the site.

Forty-eight parking stalls on the site would be maintained for market customers and other park users during market hours. Parking associated with a farmer’s market is not anticipated to be an issue. Typically, overflow parking occurs along the west side of Braefoot Road during tournaments and other major events at Braefoot Park. Braefoot Elementary School also has a nearby parking lot which is not gated and is used by community members on weekends. As noted previously, over the past 20 years, parking associated with these events have not generated complaints to Saanich Bylaw Enforcement.

CONSULTATION

“Saanich Sunday Farmer’s Market” has stated that they have consulted with the Braefoot Community Association and other key park users including Saanich Minor Lacrosse and Lakehill Soccer Association. In addition, they canvassed the neighbourhood, including residences on Braefoot Road, Andrews Avenue, Simon Road, and McKenzie Avenue. The Root Cellar and other nearby grocery stores were also contacted. A community open house was held on February 16, 2017 at the Braefoot Activity Centre to provide information about the proposed market. Local farmers, other vendors and customers at other markets were consulted by way of a survey undertaken by “Saanich Sunday Farmer’s Market” prior to submission of the temporary use permit application. As is standard practice, the Planning Department sent a referral to the Quadra Cedar Hill Community Association on January 3, 2017.

The applicants have stated that community response to the proposal has generally been positive. Letters were received from Braefoot Community Association, Saanich Minor Lacrosse, and Lakehill Soccer Association in support of the proposal. In addition, a letter of support was received from the Quadra Cedar Hill Community Association.

TEMPORARY USE PERMIT CONDITIONS

The proposed Temporary Use Permit would contain the following conditions:

- “Saanich Sunday Farmers Market” may operate only on Sundays during July and August between the hours of 8:00 am – 4:00 pm. Vendor setup would begin after 8:00 am and takedown would be completed by 4:00 pm. The market would be open to customers between 10:00 am and 2:00 pm only;
- Sales would be limited to fresh local produce and prepared foods, drinks, and locally-produced hand-crafted items. Items may include but are not limited to jams, canned goods, bakery items, chocolate, soaps, linens and homemade food products and arts and crafts;
- Not more than four of the vendors shall be Food Truck vendors;
- Live music shall be limited to solo musicians and small ensembles. Amplified music shall be maintained at a volume that supports but does not overwhelm the market;
- Selling and sampling (but not consumption) of alcohol is permitted in accordance with Provincial regulations. Provincial approvals for vendors are required;
- Dogs must be on a leash while in the market area; and
- A Park Use Permit issued by Saanich Parks is required.

SUMMARY

The applicant requests a Temporary Use Permit in order to use the Braefoot Park lacrosse box and parking lot for a weekly Sunday farmer’s market during the months of July and August. Zoning Bylaw s. 5.30(a) authorizes Council to issue a Temporary Use Permit pursuant to “Local Government Act” s. 493 on any parcel except residentially zoned parcels.

“Saanich Sunday Farmer’s Market” (SSFM) is a registered non-profit organization with the purpose to promote a sustainable, family friendly, community enhancing market. Braefoot Park is centrally located in the municipality, adjacent to a major road and it is accessible by public transit. The site is also located near the Blenkinsop Valley which is a major food producing area in Saanich. Braefoot Community Association hosts many similar events at the site.

The use would be consistent with Official Community Plan policies which support initiatives to improve local and regional food security, enhance community pride, provide educational and learning opportunities which aid in community capacity building, and help improve the economic viability of food production in the community. Parking and noise associated with a farmer's market are not anticipated to be issues.

RECOMMENDATION

That Temporary Use Permit TUP00009 be approved.

Report prepared by: 
Neil Findlow, Senior Planner

Report prepared and reviewed by: 
Jarret Matanowitsch, Manager of Current Planning

Report reviewed by:  for
Sharon Hvozdzanski, Director of Planning

NDF/ads
H:\TEMPEST\PROSPERO\ATTACHMENTS\TUP\TUP00009\REPORT.DOCX

Attachment

cc: Paul Thorkelsson, CAO
Graham Barbour, Manager of Inspections

CAO'S COMMENTS:

I endorse the recommendation of the Director of Planning.


Paul Thorkelsson, CAO

DISTRICT OF SAANICH

TUP00009

TEMPORARY USE PERMIT

To: **District Of Saanich**
770 Vernon Avenue
Victoria BC V8X 2W7

(herein called "the owner")

1. This Temporary Use Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Temporary Use Permit applies to the lands known and described as:

Lot 1, Section 32, Victoria District, Plan 27719
1359 McKenzie Avenue

(herein called "the lands")

3. This Temporary Permit regulates the development of the lands as follows:
 - (a) Notwithstanding the provisions of Section 1030.1 of the Zoning Bylaw 8200, by allowing the lands to be used for a weekly Sunday farmer's market.
 - (b) By requiring the buildings and lands to be developed in accordance with the attached plan prepared by "Saanich Sunday Farmer's Market" dated January 3, 2017.
 - (c) By requiring "Saanich Sunday Farmer's Market" to operate under the following conditions:
 - "Saanich Sunday Farmers Market" may operate only on Sundays during July and August between the hours of 8:00 am – 4:00 pm. Vendor setup would begin after 8:00 am and takedown would be completed by 4:00 pm. The market would be open to customers only between 10:00 am and 2:00 pm;
 - Sales would be limited to fresh local produce and prepared foods, drinks, and locally-produced hand-crafted items. Items may include but are not limited to jams, canned goods, bakery items, chocolate, soaps, linens and homemade food products and arts and crafts;
 - Not more than four of the vendors shall be Food Truck vendors;
 - Live music shall be limited to solo musicians and small ensembles. Amplified music shall be maintained at a volume that supports but does not overwhelm the market;
 - Selling and sampling (but not consumption) of alcohol is permitted in accordance with Provincial regulations. Provincial approvals for vendors are required;
 - Dogs must be on a leash while in the market area; and
 - A Park Use Permit issued by Saanich Parks is required.

4. This Permit shall expire three years from the date of issuance, at which time the right granted under this permit will cease.
5. The lands shall be developed strictly in accordance with the terms and conditions and provision of the Permit provided, however, that minor variations which do not affect the overall use and landscape design may be permitted by the Director of Planning.
6. The terms and conditions contained in this Permit shall enure to the benefit of and be binding upon the Owner, their executors, heirs and administrators, successors and assigns as the case may be or their successors in title to the land.
7. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____
ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk

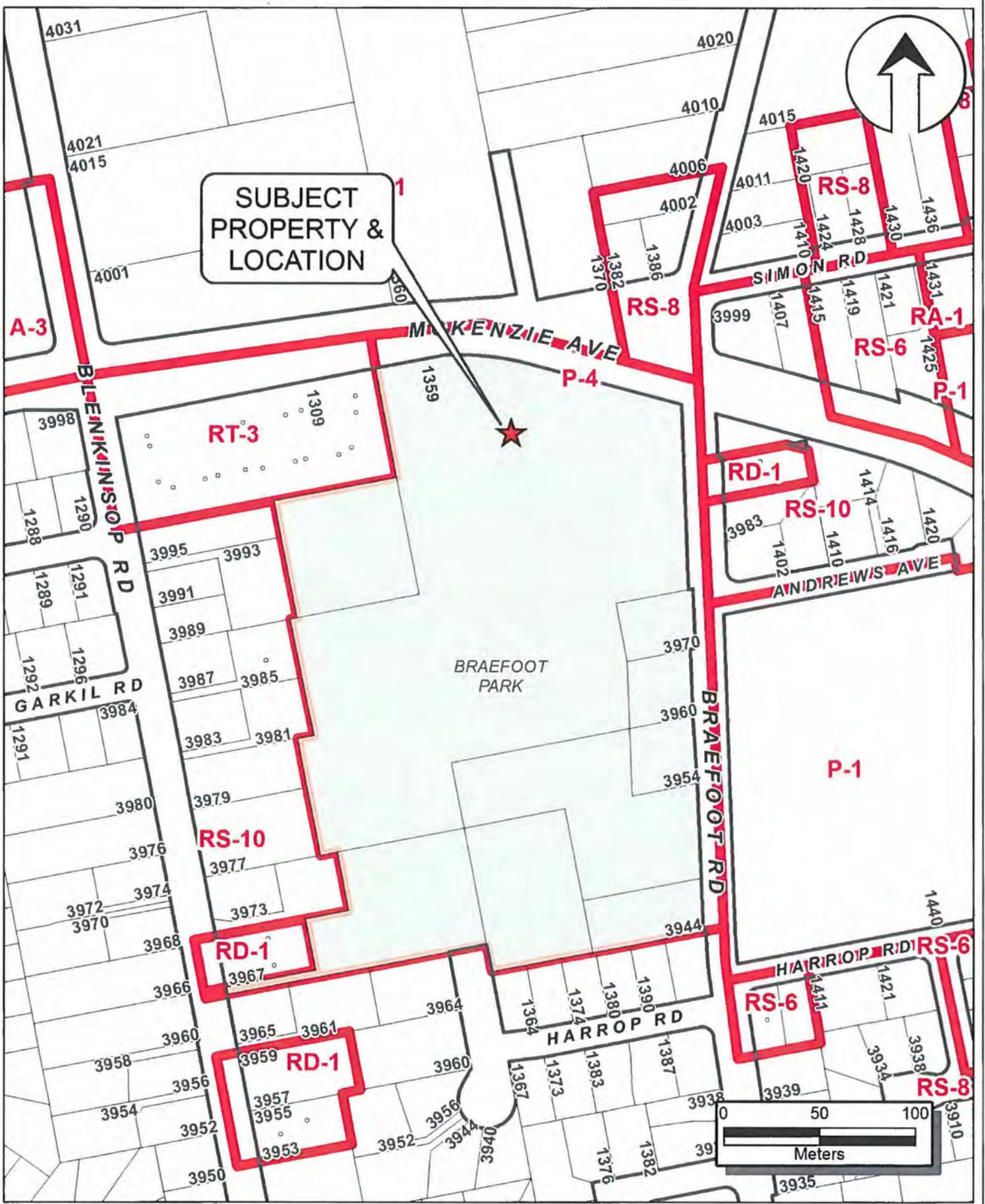


Return to →

REFERRAL FORM

Application No. <input type="checkbox"/> DPR – <input type="checkbox"/> DPA – <input type="checkbox"/> DVP – <input type="checkbox"/> REZ – <input type="checkbox"/> TUP – TUP00009	Referral date: January 3, 2017
	Comments due by: February 1, 2017
	File Manager: Neil Findlow
	Applicant: Marsha Henderson & Shawn Newby
	Owner: The District of Saanich, c/o Lands Dept.
	Site address: 1359 McKenzie Avenue
Legal: Lot 1, Section 32, Victoria District, Plan 27719 Park Building	
External Referrals:	ISD file #:
<input type="checkbox"/> Ministry of Transportation	Present zone: P-4 (Recreation and Open Space)
<input type="checkbox"/> Observatory (5 km radius)	Proposed zone: n/a
<input type="checkbox"/> Provincial Capital Commission (PCC)	Current OCP designation: Community Park
<input type="checkbox"/> BC Transit	Required OCP amendment: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> School District # 61	DP Area:
<input type="checkbox"/> School District # 63	
<input checked="" type="checkbox"/> Quadra Cedar Hill Comm Assn	Sign Posting Required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Internal Referrals:	
<input type="checkbox"/> Plan Check (LAP)	Project Description: Temporary Use Permit For Sunday Farmers Market At Braefoot Park Lacrosse Box & Parking Lot during the months of July and August.
<input type="checkbox"/> Environment	
<input checked="" type="checkbox"/> Parks	
<input checked="" type="checkbox"/> Development Services	
<input type="checkbox"/> Police	
<input type="checkbox"/> Committee	
<input type="checkbox"/> Internal Referral (EDPA/SDPA)	
<input type="checkbox"/>	Project Description Reviewed/Updated <input checked="" type="checkbox"/> Planners Initials NF
Departments and Agencies: <i>Please complete. If no response is received by the above "Comments due by" date, it is understood that you have no objections. Send email responses to planning@saanich.ca.</i>	
Name: <i>Jagor Bains</i>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> RECEIVED JAN 04 2017 PLANNING DEPT. DISTRICT OF SAANICH </div>
Title: <i>Development Coordinator</i>	
Date: <i>Jan. 5, 2017</i>	
Response: <input checked="" type="checkbox"/> No objection <input type="checkbox"/> No objection subject to comments below <input type="checkbox"/> Approval NOT recommended (please outline reasons and/or comments below)	ENTERED IN CASE
Comments: <i>Add additional page(s) if necessary</i> <i>We have no comments/concerns.</i> 	

SUBJECT
PROPERTY &
LOCATION



1359 McKenzie Ave
TUPO0009

January 30, 2017



QUADRA CEDAR HILL COMMUNITY ASSOCIATION

Re: Development Application Temporary Use Permit for Sunday Farmers Market

Dear Saanich Planning,

Thank you for the opportunity for our Community Association to comment on the Development Application for a Temporary Use Permit submitted by Shawn Newby and Marsha Henderson to launch a Sunday Farmers Market at the Braefoot Park Lacrosse Box & Parking Lot during the months of July and August.

The Quadra Cedar Hill Community Association is very supportive of this Application and is looking forward to patronizing it once it is up and running. When Shawn and Marsha first conceived the idea, the QCHCA passed a unanimous motion in support of the concept. We see it as a great community builder and opportunity for residents to access a farmers market in their own neighbourhood.

Thank you. If you have any further questions, please let me know.

Sincerely,

Susan Haddon
President, Quadra Cedar Hill Community Association

ENTERED
IN CASE

