



MINUTES
ADVISORY COMMITTEE ON ENVIRONMENTAL SUSTAINABILITY (ACES)
MEETING HELD ON WEDNESDAY, 2012-OCT-10 AT 4:30 PM
NANAIMO MUSEUM (100 MUSEUM WAY)

Members Present:	Diane Brennan, Chair Ted Perry Anne Kerr Glenda Hunter	Suzanne Andre Wally Wells Shelley Serebrin
Guests:	Byron Gallant, Canadian Homebuilder's Association	
Members Absent:	Jan Hastings Calvin Tant	Snuneymuxw First Nation Rep Sheri DeBoer
Staff:	Rob Lawrance, Environmental Planner	Rebecca Tubbs, Recording Secretary

1. Call to Order

Chair D. Brennan called the meeting to order at 4:35 pm with no quorum present.

2. Approval of Agenda & Late Items

The agenda was approved with the following changes:

7d) Invasive Plant Management Strategy – Draft Display Boards/Open House:

R. Lawrance requested that this item be deferred until the next meeting. He will meet with the subcommittee to review workshop and survey results and prepare draft display boards review and comment.

Late Item: Article re Rain Gardens:

A. Kerr presented a news article regarding an underused playing field in James Bay that was converted into a rain garden and landscaped with native plants. The rain garden will intercept two storm sewers and collect and cleanse run off from nearby pavement, sidewalks and roofs. This idea would be great for Nanaimo.

It was noted that Green Rock, an industrial park being developed on Bowen Road, has some highly specialized ways of dealing with rainwater runoff and are very proud of them. Staff will forward some information about the industrial park to ACES as information.

The agenda was approved as amended.

3. Adoption of Minutes (2012-SEP-19)

Adoption of the 2012-SEP-19 Minutes was deferred until the next meeting as no quorum was present.

4. Items Arising from Minutes

5. Delegations

a) Byron Gallant, Canadian Homebuilder's Association – Discussion on how to work with Nanaimo's development community in supporting green building and sustainability initiatives in the city:

At the 2012-JUN-13 meeting, the Committee requested that staff invite a member of the Canadian Homebuilder's Association (CHA) to attend a future meeting to discuss the Built Green program and the Canadian Homebuilder Association's views on green building and design in Nanaimo.

R. Lawrance welcomed B. Gallant to the meeting, who began the discussion by introducing himself, the Canadian Homebuilder's Association and their history. Some specific points of discussion include the following:

- When considering energy efficiency, one must consider affordability as well as sustainability. A significant issue regarding the solar hot water regulation is the misconception that it is only a few hundred dollars to make these upgrades. In many instances, it is 3-4 thousand dollars (not including the cost of the panel).
- Seismic considerations add significant impact to design.
- Affordability has become a challenging process due to seismic considerations.
- Technology changes so fast, what we install today will be out-of-date quickly.
- A specific roof plain orientation makes solar hot water useful. Heating with solar panels requires reinforced roof trusses to accommodate the weight of the solar panels and to factor in snow and wind loads. For solar panels to be effective, the orientation of the lot and the orientation of the roof's plane are critically important for capturing the energy of the sun's rays. With today's design of subdivisions, orientation is limited. In most cases, it is not effective. It would be effective, for instance, on an acreage where the home can be oriented in any way.
- Building code requirements limit what can be done.

S. Andre arrived at 4:41 pm.

Staff noted that there are many other inexpensive ways for the average homeowner to improve home energy efficiency of their existing home (window upgrades, adding insulation, etc.). With the huge stock of existing buildings, home retrofitting has great potential to lower GHGs and improve energy use. A study that determined that in regards to energy efficiency, 85% of what you can achieve is with insulation (only 15% portion of the costs). The last 15% of what you can achieve with energy efficiency ends up costing the remaining 85% portion of the costs (high cost with little R-value).

S. Serebrin arrived at 4:49 pm.

B. Gallant noted some reasons as to why he feels municipalities should not implement requirements for measures such as solar hot water:

- Costs end up being passed on to buyers.
- 90% or more will never be utilized.
- Technology changes so quickly that what is built today is out-of-date by tomorrow.

Staff asked if CHA sees any upcoming trends that the City could better focus on to build relationships with the industry to further green/sustainable building, etc. B. Gallant noted yes, as "slaves to consumers and the industry itself", they must speculate about what the public will want. It seems that the younger demographic (under age 40) is beginning to realize that bigger is not better, energy costs are rising, and that energy efficiency makes a big difference down the line.

In closing, B. Gallant made the following points:

- Focus on updating existing building stock.
- Incent people – it's amazing what incentive programs can do.
- Do not mandate – it creates resentment.
- Provide education for people to make their own decisions.

B. Gallant provided some copies of the Built Green and RDN Checklist and examples of what is currently used by green builders before excusing himself from the meeting.

6. Correspondence, Handouts, Notices

- a) Stream to Sea Workshop, 2012-OCT-18:
For information.

- b) FortisBC Seeks Your Input – Natural Gas Long-Term Resource Planning:
For information.

The above correspondence was received as presented.

7. Ongoing Business

- a) Community Sustainability Action Plan – Draft report to Council:
Staff explained that the plan was put on the backburner for a few months while being reviewed by management. Now that the management review is complete, ACES has an opportunity to review the changes. If ACES endorses the plan with changes, staff will bring it to Council for approval. Changes made by the management team include:
- Clear connections to the Corporate Strategic Plan (Pages 6-7).
 - Addition of a five-year draft work plan (2013-2017) in Appendix E.
 - Focus on education and outreach within the first five years.
 - Success to rely on a three-way partnership between the City, stakeholders and residents.
 - Recommendation to form a stakeholder team and to look into hiring a community energy manager near the end of the 5-year term.

Comments and points raised by the Committee included:

- Why is the Sustainability Checklist removed in some areas, but still included in others?
Answer: The Sustainability Checklist is part of the form and character guidelines update. It will be put on hold until staff begins work on reviewing and updating other guidelines currently used by the Planning & Design Department.
- Add the Bike/Walk to School Week to the list of actions (similar to the Bike to Work Week Program) so that students are included in the document.
- Convey the message about how tough we need to get in order to reach the targets. Council members need to have a debate with provincial counterparts as to how these targets will be achieved (they cost a lot of money to do so).
- Include the Community Energy and Emissions Study as an Appendix.
- Regarding the scenarios, perhaps having a clearer contrast of what the scenarios are and why the OCP+ was chosen would be helpful. What makes the OCP+ scenario a better choice than the provincial target of 33% is that the provincial target could only be achieved through regulatory change. Based on the struggles of other communities trying to implement the provincial target, it is not realistic.
- Measuring GHG emissions is tricky, calculation methodology changes, etc. Does the City get charged for exceeding their emissions? Who is responsible for measuring emissions?
Answer: The City has voluntarily signed on to the Climate Action Charter which means we agree to be carbon neutral or pay into the Pacific Carbon Trust. However, we have come up with a regional solution to ensure those funds stay within the community by forming a cooperative trust with the RDN and its municipalities to use the money to provide GHG emission reduction initiatives for the region. The province measures GHG levels on a community level through the Community Energy and Emissions Initiative (CEEI). We do not have the expertise to do it ourselves.
- In order to lower GHG emissions that are generated annually, are there alternative practices that we are promoting? What are best practices? Are the methods that we use now to determine GHG emissions and are they best practices?
- Some of the information is out of date (2006 Census stats, reference to the Green Bin Program starting, etc.).

It was decided that, to allow the Committee members more time to review the changes made by management, that this item would be discussed at the next meeting. Members will send comments to R. Lawrance prior to 2012-OCT-21. A finalized plan will be sent to the Committee with the November agenda package and will be endorsed (or not) at the November meeting.

b) Proposed National Marine Conservation Area – Draft report to Council:

Staff explained that in response to a request from MISSI to have the City endorse a proposed expansion to the provincial and federal initiative to establish an NMCA in the Strait of Georgia, representatives from Parks Canada and the Province of BC attended a meeting in September to discuss the NMCA process and how the NMCA would be managed. Specific attention was given to how boundaries were established and any concerns surrounding management raised by the Committee members. After the presentation, staff requested a recommendation from ACES on whether or not the City should support MISSI's proposal to expand the proposed NMCA boundaries beyond what is currently being proposed by Parks Canada.

It was noted that MISSI and any other stakeholder has the ability to go directly to Parks Canada to provide comment and request the expansion themselves – the City does not have to support an expansion without even considering the initial concept boundary for the NMCA. Although ACES can see the reasoning for MISSI's request for support, they can also see the reasoning behind why the current boundaries were set as they were by Parks Canada. The NMCA has already been extended far past its original size. ACES members are concerned that any expansion to the proposal would slow down establishment of the NMCA even further.

It was moved and seconded that ACES recommend to Council that the City take no position regarding MISSI's request for the City to support an extension to the proposed National Marine Conservation Area (NMCA) Reserve of the Southern Strait of Georgia, as presented by Parks Canada. The motion was carried.

c) Changes to *Fisheries Act* – UBCM Debrief:

D. Brennan noted that she did not speak directly to the changes to the *Fisheries Act* at the UBCM as all of the resolutions were approved in an omnibus fashion – simply to endorse, or not. All of the resolutions put forward by Nanaimo were endorsed, including the resolution in regards to changes to the *Fisheries Act*.

d) Invasive Plant Management Strategy – Draft Display Boards/Open House:
Deferred until the next meeting.

8. New Business

9. Council Update

10. Next Meeting

The next regular meeting is scheduled for 2012-NOV-14 at 4:30 pm in the Nanaimo Museum (100 Museum Way).

11. Adjournment

The meeting adjourned at 6:52 pm.

APPROVED:

Chair

Date