

NOTICE OF PUBLIC HEARING

2010-MAY-06 at 7:00 pm

Notice is hereby given that a Public Hearing will be held on Thursday, **2010-MAY-06**, commencing at **1900 hours (7:00 pm)** in the **Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC** to consider proposed amendments to the City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500."

1. BYLAW NO. 6500.011

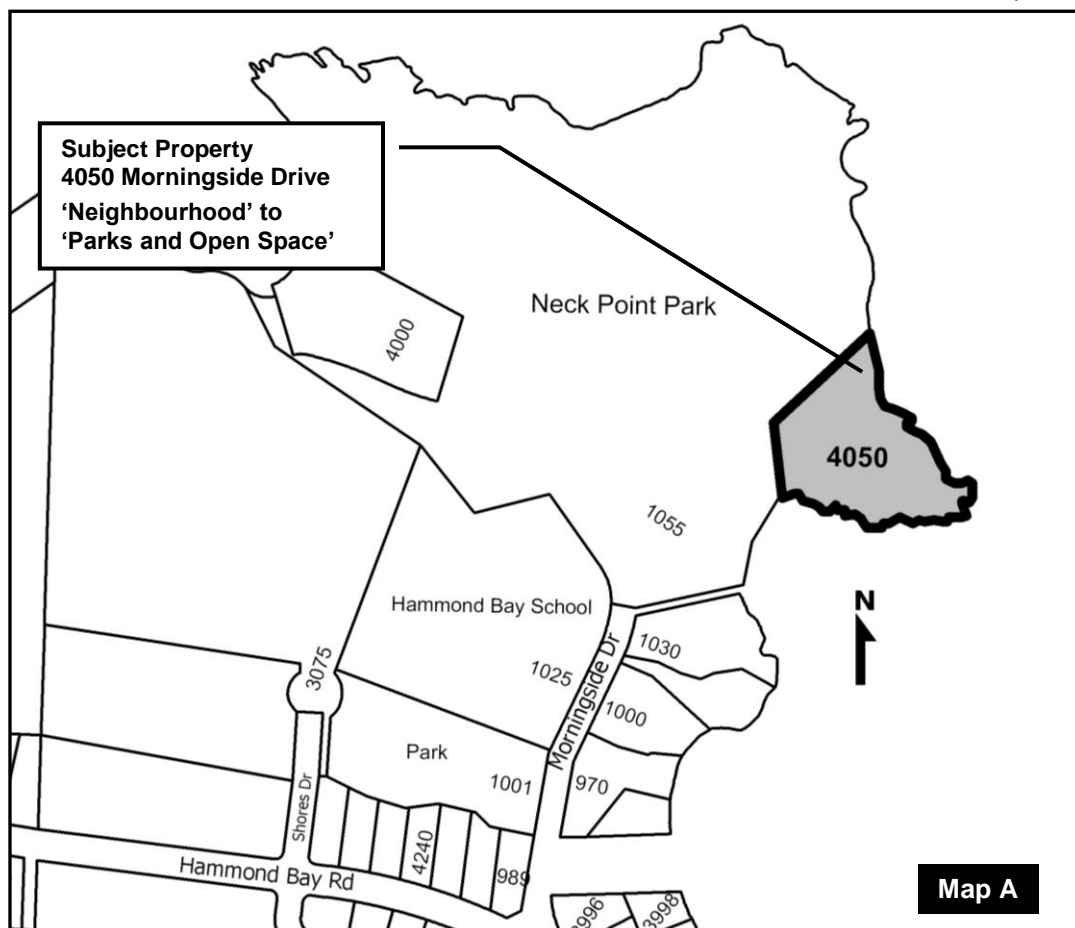
Purpose: To update Official Community Plan (OCP) text and mapping layers.

Location(s): Various

File No.: OCP57

This bylaw, if adopted, will include text amendments and update mapping layers in order to increase the effectiveness of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500":

- a) Add '2009' as the completion date for the South Nanaimo Urban Node Plan (Sandstone Master Plan) under the Develop Urban Node plans within Section 7.8 Table 6 (Implementation Strategy) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500", as the South Nanaimo Urban Node Plan has now been completed.
- b) Amend Map 1 (Future Land Use Plan) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" by redesignating property at 4050 Morningside Drive from 'Neighbourhood' to 'Parks and Open Space' to reflect City of Nanaimo park acquisition of this property. The subject property is legally described as LOT 4, DISTRICT LOT 41, WELLINGTON DISTRICT, PLAN 37808, and is shown on Map A.



2. BYLAW NO. 6500.010

Purpose: To include greenhouse gas emissions targets within the Official Community Plan (OCP).

Location(s): Various

File No.: OCP56

This bylaw, if adopted, will include greenhouse gas emissions targets within "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500". The Province of British Columbia, through Bill 27, is directing municipalities to establish these targets by May 2010, including policies and actions proposed to achieve the emissions targets. New policies included within the Official Community Plan will address:

- a) Reducing greenhouse gas emissions by 33% below 2007 emissions levels by the year 2020 and reducing greenhouse gas emissions by 80% of 2007 emissions levels by the year 2050.
- b) Developing a sustainability action plan that will identify specific actions that the community will pursue to implement the greenhouse gas emissions reduction targets.

PLEASE NOTE full details of the above-noted bylaws are available at the City of Nanaimo Development Services Department, located at 238 Franklyn Street.

The above bylaws, relevant staff reports, and other background information may be inspected from 2010-APR-23 to 2010-MAY-06, between 8:00 am and 4:30 pm, Monday through Friday, excluding statutory holidays, in the offices of the Development Services Department, 238 Franklyn Street, Nanaimo, BC.

All persons who believe their interest in property is affected by the proposed bylaws shall be afforded the opportunity to be heard in person, by a representative or by written submission, on the matters contained within Bylaws No. 6500.010 and 6500.011 at the Public Hearing.

Please note the following:

Written submissions may be sent to the City of Nanaimo, Development Services Department, 455 Wallace Street, Nanaimo, BC V9R 5J6.

Electronic submissions (email) should be sent to **public.hearing@nanaimo.ca**, or submitted online at **www.nanaimo.ca**. These submissions must be received no later than 4:00 pm, 2010-MAY-06, to ensure their availability to Council at the Public Hearing.

Following the close of a public hearing, no further submissions or comments from the public or interested persons can be accepted by members of City Council, as established by provincial case law. This is necessary to ensure a fair public hearing process and provide a reasonable opportunity for people to respond.

**For more information, please contact the City of Nanaimo Development Services Department
Phone: (250) 755-4429 ♦ Fax: (250) 755-4439 ♦ Website www.nanaimo.ca
238 Franklyn Street, Nanaimo, BC V9R 5J6**

CITY OF NANAIMO

BYLAW NO. 6500.011

A BYLAW TO AMEND THE CITY OF NANAIMO
"OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500"

WHEREAS the Council of the City of Nanaimo wishes to amend City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500";

THEREFORE, BE IT RESOLVED that the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW 2010 NO. 6500.011".
2. The City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is hereby amended as set out in Schedules A and B to this Bylaw.

PASSED FIRST READING 2010-MAR-22

PASSED SECOND READING 2010-MAR-22

PASSED SECOND READING AS AMENDED 2010-APR-26

PUBLIC HEARING HELD _____

PASSED THIRD READING _____

ADOPTED _____

MAYOR

DIRECTOR,
LEGISLATIVE SERVICES

File: OCP00057
Applicant: City of Nanaimo

SCHEDULE A

1. Section 7.8, Table 6 (Implementation Strategy) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is amended by:

Adding '2009' as a completion date for the Implementation Action 'Develop Urban Node plans, South Nanaimo'.

SCHEDULE B

1. Map 1 (Future Land Use Plan) of the “OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500” is amended as follows:

Redesignating the subject property known as

4050 Morningside Drive
(Lot 4, District Lot 41, Wellington District, Plan 37808; PID 001 035 380)

from ‘Neighbourhood’ to ‘Parks and Open Space’.



STAFF REPORT

REPORT TO: ANDREW TUCKER, DIRECTOR OF PLANNING

FROM: BRUCE ANDERSON, MANAGER OF COMMUNITY PLANNING

RE: OFFICIAL COMMUNITY PLAN GENERAL AMENDMENTS

PNAC'S RECOMMENDATION:

That Council consider approving the proposed general amendments to the City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500."

STAFF'S RECOMMENDATION:

That Council consider giving First and Second Reading to "OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW 2010 NO. 6500.011".

EXECUTIVE SUMMARY:

The City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" was adopted by Council in September 2008. Historically, Council has recognized that the Official Community Plan (OCP) bylaw is subject to revisions brought about by changing circumstances and public needs. Periodic general amendments are therefore required to maintain the effectiveness and accuracy of the OCP. Proposed changes addressed in this report include both text and map amendments.

BACKGROUND:

At its meetings of 2010-MAR-16, PNAC made its recommendation on the two proposed amendments noted below, and in both cases recommended that the proposal be approved.

Text Amendment

Amendment No. 1

Proposal: Update Implementation Strategy to reflect completion of the South Nanaimo Urban Node plan (Sandstone Master Plan).

Rationale: Section 7.8 of the OCP identifies a range of measures to be implemented within a specified time period. The above-noted item has been completed and the Implementation Strategy would show a completion date as:

South Nanaimo Urban Node Plan

Completed 2009

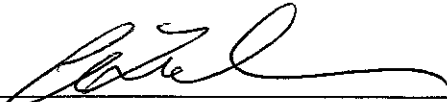
Map Amendment

Amendment No. 2

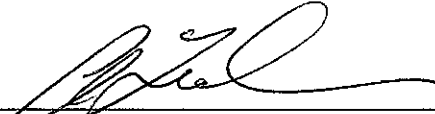
Proposal: Redesignate property at 4050 Morningside Drive from Neighbourhood to Parks and Open Space.

Rationale: This amendment is intended to reflect the 2009 acquisition of parkland at 4050 Morningside Drive, adjacent to Neck Point Park, as shown on *Schedule A*.

Respectfully submitted,

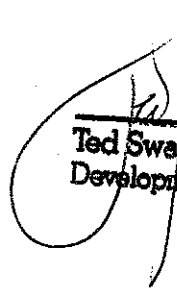


for: Bruce Anderson,
Manager of Community Planning
Development Services Department



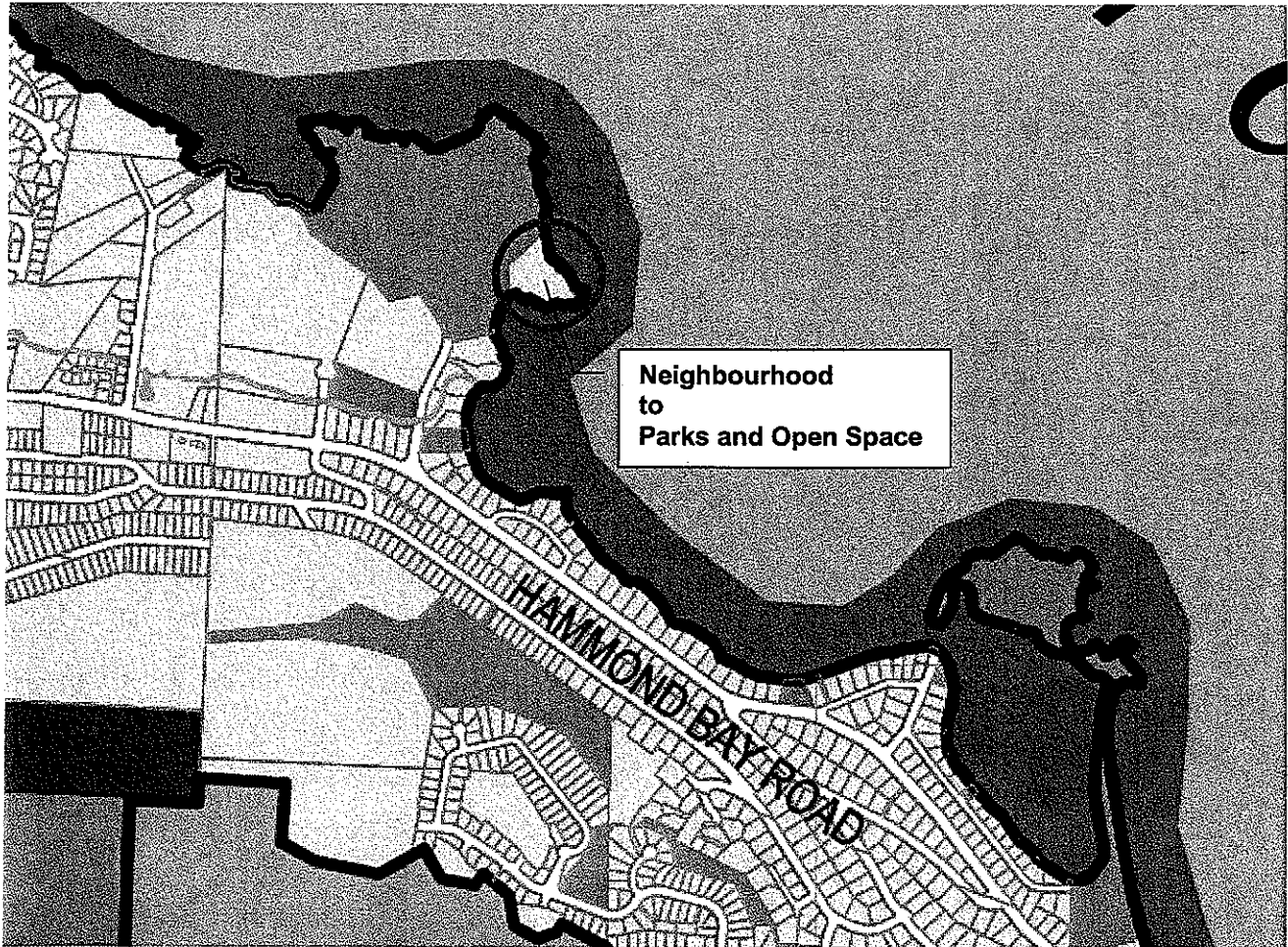
Andrew Tucker,
Director of Planning
Development Services Department

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Council: 2010-MAR-22



Ted Swabey, General Manager
Development Services Department

Schedule A
Parks and Open Space Designation – 4050 Morningside Drive



CITY OF NANAIMO

BYLAW NO. 6500.010

A BYLAW TO AMEND THE CITY OF NANAIMO
"OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500"

WHEREAS the Council of the City of Nanaimo wishes to amend City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500";

THEREFORE, BE IT RESOLVED that the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW 2010 NO. 6500.010".
2. The City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is hereby amended as set out in Schedule A to this Bylaw.

PASSED FIRST READING 2010-MAR-22

PASSED SECOND READING 2010-MAR-22

PUBLIC HEARING HELD _____

PASSED THIRD READING _____

ADOPTED _____

MAYOR

DIRECTOR,
LEGISLATIVE SERVICES

File: OCP00056
Applicant: City of Nanaimo

SCHEDULE A

1. Subsection 5.1 (Energy and Emissions Management) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is deleted in its entirety and replaced with

5.1 Energy and Emissions Management

Most Canadians have become aware of the terms "global warming" and "climate change" which describes the phenomena of changes to the earth's climate and a general rise in temperatures as human activities increase the amount of greenhouse gases (GHG) that are released into the atmosphere.

Local governments across British Columbia have begun the process of recognizing and addressing the issue of Climate Change in significant ways. The City of Nanaimo has established a framework, based on the Federation of Canadian Municipalities "Partners for Climate Protection" program, to track and reduce greenhouse gas emissions for its corporate buildings and vehicle fleet. The City has also signed onto the provincial Climate Action Charter, which has placed the corporation on a path to become "carbon neutral" in its operations by 2012. In addition, through the requirements of the *Local Government (Green Communities) Statutes Amendment Act* (Bill 27), all local governments are required to include community-wide GHG emissions reduction targets within their OCPs.

Over the coming years, a significant part of the work to reduce GHG emissions will be met on the regional and municipal level. Meeting our emissions reduction targets will be addressed through a variety of long and short-term actions. Taking action at the municipal level has been recognized as crucial by both the Federal and Provincial government in meeting provincial and national GHG stabilization and reduction goals.

In fulfilling our commitment to reduce GHG emissions, the City has set targets for GHG reductions to be achieved by 2050 and will develop a "Sustainability Action Plan", which will identify specific sustainability actions the City will take as it implements the target GHG reductions in the OCP. These actions will be reviewed every five years and will be tracked through a set of performance measures to assess progress, including meeting the community GHG reduction targets. Meeting our targets can only be achieved through the actions taken by everyone in the community. This includes working at a regional level with the Regional District of Nanaimo through its Community Energy and Emissions Plan (CEEP).

As part of its next step, the City will: encourage the planning, design and construction of energy-efficient neighbourhoods and buildings in order to help minimize the use of non-renewable energy; promote the use of clean and efficient on-site energy supply systems; and promote investment in energy efficient design features for sites and buildings, as part of the City's efforts to develop a compact and complete urban form.

Objectives

To reduce greenhouse gas emissions. Establish a target for reduction of GHG emissions as part of a commitment to minimizing our climate change impact.

To encourage energy efficiency. Through the planning, design and construction of energy-efficient neighbourhoods and buildings.

To reduce energy consumption and reduce local pollution. Improve community liveability and air quality by reducing local sources of pollution through reducing energy consumption and increasing the use of cleaner energy alternatives.

To foster the development of new energy supply options.

Policies

1. Greenhouse Gas Emission Target

The City of Nanaimo will work to reduce emissions by 33% below 2007 emissions levels by the year 2020. Over the long-term, the City will continue to work toward reducing emissions by 80% of 2007 emissions levels by the year 2050. A “Sustainability Action Plan” will be developed to identify sustainability actions to achieve the City targets for GHG emission reduction.

2. The City of Nanaimo shall encourage greater energy efficiency in the planning, design, and construction of neighbourhoods and buildings by developing a strategy that focuses on both new and existing built stock, and which encourages and / or requires the planning, design and construction of energy-efficient neighbourhoods and buildings.

3. Developing a sustainability “checklist” for use during rezonings and as part of the development permit process. The checklist should cover environmental, social and economic priorities of the community and assess proposals from a sustainable development perspective. The checklist is intended to direct builders to think about a range of sustainable building issues including:

- The use of an integrated design team approach as part of the development process;
- Building sites (setting environmental goals – incorporating Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ or equivalents where possible; preserving and encouraging biodiversity, protecting vegetation, watercourse and wildlife habitat, recharging and protecting groundwater; incorporating alternative rainwater controls and flows offsite; encouraging alternative transportation use; reusing topsoil; optimizing renewable or alternative energy; moderating urban heat island effect; facilitating composting and recycling);
- Construction and design (reducing water use; reducing or eliminating pesticide use; reducing energy use; providing daylighting and views; salvaging from existing structures; reusing construction and demolition waste); and
- Building durability and design (designing for durability; making efficient and responsible use of materials; using sustainable wood sources; minimizing pollutants).

4. Developing comprehensive parking plans to reduce the impact of vehicles and to encourage transit, pedestrian and cycle use. Parking plans should address: areas such as parking supply ratios, parking prices, a shared use of parking among mixed use developments, parking location and design, connections to cycle and pedestrian networks, and trip reduction initiatives.

5. Supporting the development of innovative green spaces such as green roofs and landscape designs that will reduce the urban heat island effect and contribute toward the City's Urban Forest goals.
6. Encouraging the development of alternative energy supply options.
7. Encouraging multi-use buildings to take advantage of waste heat utilization and to share energy needs.
8. While incorporating Crime Prevention Through Environmental Design (CPTED) principles, encouraging landscaping which can buffer buildings from wind and sun and which help reduce heating and cooling needs.
9. Encouraging building design and features (i.e., windows) which reduce energy needs, including the use of local or recycled construction materials, and the installation of water efficient appliances.
10. In Industrial areas, support businesses in developing an eco-industrial network to build efficiencies in energy, resource use, and waste management.

REPORT TO: ANDREW TUCKER, DIRECTOR OF PLANNING

FROM: BRUCE ANDERSON, MANAGER OF COMMUNITY PLANNING

RE: OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION
OCP56 - GREENHOUSE GAS EMISSIONS REDUCTION TARGETS

PNAC'S RECOMMENDATION:

That Council consider approving OCP56 to include greenhouse gas emissions reduction targets within the City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500."

STAFF'S RECOMMENDATION:

That Council consider giving First and Second Reading to "OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW 2010 NO. 6500.010".

EXECUTIVE SUMMARY:

To meet the greenhouse gas reduction targets established by the Province, the City of Nanaimo proposes to amend Section 5.1 of the Official Community Plan (OCP) to include a long-term greenhouse gas (GHG) emissions reduction target of 80% below 2007 GHG levels by 2050, and a medium-term target of 33% below 2007 GHG levels by 2020. A community sustainability action plan will be developed that will identify specific actions that the community will pursue to implement the GHG emissions reduction targets.

BACKGROUND:

In 2002, the City of Nanaimo joined the Federation of Canadian Municipalities (FCM) "Partners for Climate Protection" Program (PCP). The PCP program is used by municipalities to undertake initiatives that reduce energy use and greenhouse gas emissions on a local government level. The PCP program encourages local governments to complete GHG reduction plans on both a corporate level (i.e. civic buildings, vehicle fleets) and a community level (i.e. residential / commercial buildings, transportation).

In 2007, the City established a corporate climate change plan that set a GHG emissions reduction target for the City's corporate operations. The plan lays out a number of initiatives that include building new civic buildings to LEED gold standards and conducting building / lighting retrofit projects that improve energy efficiency and lower GHG emissions.

The City has also signed onto the UBCM "Climate Action Charter". The Charter voluntarily commits local governments across the province to work together to lower emissions corporately and to become "carbon neutral" in their operations by 2012. Carbon neutrality involves measuring GHG emissions that come from government operations such as buildings and fleet vehicles and then reducing those emissions to net zero. Governments achieve carbon neutrality by reducing emissions where possible and by supporting projects that reduce emissions equivalent to our remaining emissions by investing in offsets.

Much of the attention on the issue of climate change emerged as a result of the 2007 report from the United Nations Intergovernmental Panel on Climate Change (IPCC) that confirmed ongoing global climate change was tied to human development activity. The IPCC recommended that in order to stabilize concentrations of GHGs in the atmosphere, governments around the world would need to work toward limiting GHG emissions to a point where global average temperatures would not increase beyond 2°C over the next century. Keeping the average global temperature increase to 2°C is significant in order to minimize the long-term impacts that would negatively affect all life on the planet (*Bernstein, Lenny et al. 2007. Climate Change 2007: Synthesis Report and Summary for Policymakers Intergovernmental Panel on Climate Change. United Nations*).

In response to the IPCC conclusions, the Province has taken a number of legislative actions, including passing the *Local Government (Green Communities) Statutes Amendment Act* (Bill 27), and the *Greenhouse Gas Reductions Target Act* (Bill 44).

As a way of demonstrating leadership, the Province, under Bill 44, is requiring all public sector organizations (PSO) to become carbon neutral by 2010. PSOs include provincial ministries, health authorities and school districts in the province. In addition, GHG reductions targets are set for PSOs at:

- In 2020, and for each subsequent year, BC's GHG emissions will be at least 33% less than the level of those emissions in 2007.
- In 2050, and for each subsequent year, BC's GHG emissions will be at least 80% less than the level of those emissions in 2007.

In addition, the Province, under Bill 27, requires local governments to set GHG reduction targets in official community plans by May 2010; and in Regional Growth Strategies by May 2011. Within the *Local Government Act* (Part 26, section 877), Bill 27 has amended the *Act* to include the following:

"An official community plan must include targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions for the local government proposed with respect to achieving those targets (by May 31, 2010)."

DISCUSSION:

In collaboration with the Regional District of Nanaimo, the City will match the provincial emission reduction targets of 33% below 2007 GHG levels by 2020, and 80% below 2007 GHG levels by 2050, and amend the OCP to include these targets along with supporting policies. In addition, a sustainability action plan will be developed that will contain the actions to work toward in meeting the GHG reduction targets in the community.

How planNanaimo currently addresses Climate Change

While the City is required to set a GHG emissions reduction target, the City is already well positioned to address the issue. planNanaimo includes a number of measures the City is prepared to take action on in the coming years, as follows:

- Vision and Guiding Principle (Sustainability as the guiding principle): The recognition that for Nanaimo to be sustainable, it must offer residences close to employment, shops, schools, and recreation so that single vehicle dependent travel does not have to be the only option to commute. Increasing housing density also works to make transit and other forms of transportation more affordable and more convenient for users.
- Goal 1 - Managing Urban Growth: Focusing urban development within a defined Urban Containment Boundary (UCB) is a primary tool to focus growth and protect agricultural and environmentally sensitive lands.
- Goal 2 - Build a more Sustainable Community: Reaching higher density levels in Nanaimo will be targeted toward the urban nodes and corridors identified in the OCP. These areas will provide the higher levels of servicing and amenities that will help support greater alternate transportation options and lower GHG emissions, over the long-term.
- Goal 3 - Social Enrichment: A key component addresses food security which encourages more opportunity and choice for locally grown food in the community. By having significant sources of locally grown food, there is less reliance on food transported from great distances that could be grown here otherwise. This has a significant impact on GHG emissions.
- Goal 4 – Promoting a Thriving Economy: Taking advantage of new business opportunities for a “green” economy that includes green energy generation based on renewable energy to substitute fossil fuels and promoting energy conservation for efficient energy use. The eventual goal is to create jobs, ensure real economic growth and prevent environmental pollution, degradation, and GHG emissions.
- Goal 5 - Protect and Enhance our Environment: By looking after and enhancing Nanaimo's natural diversity; found throughout the City in our Douglas-fir forests, Garry oak meadows, watercourses and wetlands; we ensure we are more resilient and better prepared for the coming changes that will affect our landscape with a warming climate.

Section 5.1 of Goal 5 deals with energy and emissions management, which is specific to reducing greenhouse gas emissions. The greenhouse gas reduction targets required by Provincial legislation will be included in this section (see *Schedule A*). New and existing policies also encourage, for example, greater energy efficiency in the planning, building design and construction of neighbourhoods and buildings; as well as development of a sustainability checklist.

- Goal 6: Improve Mobility and Servicing: Creating greater accessibility and more opportunity for safe and convenient travel around the City by transit, bike, and on foot will have the greatest impact on the level of GHG emissions for Nanaimo. Rethinking our water and sewer services in a manner that utilizes opportunities to forestall new expansions and by using the existing systems as efficiently as possible will play an important, immediate role. Over the long-term, seeking opportunities to recapture waste heat, energy and reuse of water, where feasible, offer great potential for the future in increasing our overall energy efficiency and lowering our emissions levels.

Taking Action on Climate Change

The City has taken the initiative and made some corporate policy changes in how City buildings are constructed and how the vehicle fleet is managed in a way that demonstrates the City's commitment toward reducing emissions. By taking these actions, the corporation also hopes to act as a catalyst and build some capacity in the community for residents, businesses and institutions to find solutions in managing emissions effectively. Information on energy management and reducing GHG emissions is currently available to the public on the City's sustainability website, but much more needs to be done to raise awareness. Greater public education and awareness will be needed to establish cooperation and partnerships with key community partners, which, in the long-run, will create momentum in addressing climate action.

The key long-term goals for a community GHG reduction strategy will include:

- reducing fossil fuel energy consumption and shifting to renewable energy sources;
- reducing potable water usage and managing waste water efficiently;
- managing solid waste and reducing resource use intensity;
- reducing impacts on ecological systems and biodiversity and enhancing these systems where possible;
- supporting and promoting a more sustainable food system through economic development support; and
- striving to provide healthy options for staff and visitors to City facilities.

In developing an action plan that meets these long-term goals, the City of Nanaimo will need to work with community groups, businesses, institutions and other jurisdictions in taking collective action, over time. The City will need to help remove barriers as they arise and showcase some of the corporate programs that have been initiated so that the community can learn from these initiatives.

Taking a Regional Approach

While there are limitations to what local government can do within their range of powers, there are areas where local government can encourage and assist the community to reduce GHGs. It will be important to coordinate all actions within a regional framework. The RDN is currently working toward completing a regional community energy and emissions plan, which will provide regional targets and a selection of actions that member local governments can select from.

City staff has been meeting regularly with the Regional District of Nanaimo in setting GHG targets and in identifying emissions reductions measures that could be implemented on a regional level. Sharing resources and opportunities to offset emissions makes sense, especially when recognizing that the responsibility for some of the solutions (i.e. transit and transportation) will require regional cooperation to implement in any case.

At this stage, the Regional District is looking at a two-phase approach. The first phase will involve setting an emissions target for the Region and the second phase will involve developing a "menu" of emissions reduction measures that are ultimately needed to meet the long-term reductions target. The City, being closer to its May 2010 deadline to set a target, has decided in consultation with the Regional District, to follow the Provincial reduction targets set in Bill 44.

The City will also proceed with developing an action plan that will identify measures dealing with transportation, land use, buildings, energy generation and solid waste.

In collaboration with the Regional District, the City will match the provincial emission reduction targets of 33% below 2007 GHG levels by 2020, and 80% below 2007 GHG levels by 2050, and amend the OCP to include these targets, along with supporting policies.

planNanaimo Advisory Committee

The GHG target policy has been presented to the planNanaimo Advisory Committee (PNAC) for comment at three separate meetings, 2010-JAN-19, 2010-FEB-16 and 2010-MAR-16. At these meetings, PNAC was advised of the proposed targets, development of the relevant action plans, and the City's liaison with the RDN and their energy plan. PNAC representatives have been supportive of the proposed targets, providing input on the various aspects of the proposed policy.

Respectfully submitted,

for: 
Bruce Anderson,
Manager of Community Planning
Development Services Department


Andrew Tucker,
Director of Planning
Development Services Department

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Council: 2010-MAR-22


Ted Swabey, General Manager
Development Services Department

SCHEDULE A
Proposed Amended OCP, Section 5.1 (Energy and Emissions Management)
To Include Greenhouse Gas Emissions Targets

5.1 Energy and Emissions Management

Most Canadians have become aware of the terms "global warming" and "climate change" which describes the phenomena of changes to the earth's climate and a general rise in temperatures as human activities increase the amount of greenhouse gases (GHG) that are released into the atmosphere.

Local governments across British Columbia have begun the process of recognizing and addressing the issue of Climate Change in significant ways. The City of Nanaimo has established a framework, based on the Federation of Canadian Municipalities "Partners for Climate Protection" program, to track and reduce greenhouse gas emissions for its corporate buildings and vehicle fleet. The City has also signed onto the provincial Climate Action Charter, which has placed the corporation on a path to become "carbon neutral" in its operations by 2012. In addition, through the requirements of the *Local Government (Green Communities) Statutes Amendment Act* (Bill 27), all local governments are required to include community-wide GHG emissions reduction targets within their OCPs.

Over the coming years, a significant part of the work to reduce GHG emissions will be met on the regional and municipal level. Meeting our emissions reduction targets will be addressed through a variety of long and short-term actions. Taking action at the municipal level has been recognized as crucial by both the Federal and Provincial government in meeting provincial and national GHG stabilization and reduction goals.

In fulfilling our commitment to reduce GHG emissions, the City has set targets for GHG reductions to be achieved by 2050 and will develop a "Sustainability Action Plan", which will identify specific sustainability actions the City will take as it implements the target GHG reductions in the OCP. These actions will be reviewed every 5 years and will be tracked through a set of performance measures to assess progress, including meeting the community GHG reduction targets. Meeting our targets can only be achieved through the actions taken by everyone in the community. This includes working at a regional level with the Regional District of Nanaimo through its Community Energy and Emissions Plan (CEEP).

As part of its next step, the City will: encourage the planning, design and construction of energy-efficient neighbourhoods and buildings in order to help minimize the use of non-renewable energy; promote the use of clean and efficient on-site energy supply systems; and promote investment in energy efficient design features for sites and buildings, as part of the City's efforts to develop a compact and complete urban form.

Objectives

To reduce greenhouse gas emissions. Establish a target for reduction of GHG emissions as part of a commitment to minimizing our climate change impact.

To encourage energy efficiency. Through the planning, design and construction of energy-efficient neighbourhoods and buildings.

To reduce energy consumption and reduce local pollution. Improve community liveability and air quality by reducing local sources of pollution through reducing energy consumption and increasing the use of cleaner energy alternatives.

To foster the development of new energy supply options.

Policies

1 Greenhouse Gas Emission Reduction Target

The City of Nanaimo will work to reduce emissions by 33% below 2007 emissions levels by the year 2020. Over the long-term, the City will continue to work toward reducing emissions by 80% of 2007 emissions levels by the year 2050. A "Sustainability Action Plan" will be developed to identify sustainability actions to achieve the City targets for GHG emission reduction.

2 The City of Nanaimo shall encourage greater energy efficiency in the planning, design, and construction of neighbourhoods and buildings by developing a strategy that focuses on both new and existing built stock, and which encourages and / or requires the planning, design and construction of energy-efficient neighbourhoods and buildings.

3 Developing a sustainability "checklist" for use during rezonings and as part of the development permit process. The checklist should cover environmental, social and economic priorities of the community and assess proposals from a sustainable development perspective. The checklist is intended to direct builders to think about a range of sustainable building issues including:

- The use of an integrated design team approach as part of the development process.
- Building sites (setting environmental goals – incorporating Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ or equivalents where possible; preserving and encouraging biodiversity, protecting vegetation, watercourse and wildlife habitat, recharging and protecting groundwater; incorporating alternative rainwater controls and flows offsite; encouraging alternative transportation use; reusing topsoil; optimizing renewable or alternative energy; moderating urban heat island effect; facilitating composting and recycling).
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- Building durability and design (designing for durability; making efficient and responsible use of materials; using sustainable wood sources; minimizing pollutants).

4 Developing comprehensive parking plans to reduce the impact of vehicles and to encourage transit, pedestrian and cycle use. Parking plans should address: areas such as parking supply ratios, parking prices, a shared use of parking among mixed use developments, parking location and design, connections to cycle and pedestrian networks, and trip reduction initiatives.

5 Supporting the development of innovative green spaces such as green roofs and landscape designs that will reduce the urban heat island effect and contribute toward the City's Urban Forest goals.

6 Encouraging the development of alternative energy supply options.

7 Encouraging multi-use buildings to take advantage of waste heat utilization and to share energy needs.

8 While incorporating Crime Prevention Through Environmental Design (CPTED) principles, encouraging landscaping which can buffer buildings from wind and sun and which help reduce heating and cooling needs.

9 Encouraging building design and features (i.e., windows) which reduce energy needs, including the use of local or recycled construction materials, and the installation of water efficient appliances.

10 In Industrial areas, support businesses in developing an eco-industrial network to build efficiencies in energy, resource use, and waste management.