

MINUTES
ENVIRONMENT COMMITTEE MEETING
VIRTUAL MEETING
WEDNESDAY, 2021-JUL-14, AT 5:01 P.M.

Present: Councillor B. Geselbracht, Chair (joined electronically)
Councillor T. Brown (joined electronically)
E. Boulanger, At Large Member (joined electronically)
L. Frey, At Large Member (joined electronically)
J. Lesemann, At Large Member (joined electronically)
L. McCunn, At Large Member (joined electronically)
W. Wells, At Large Member (joined electronically)

Absent: D. Chen, At Large Member
H. DesRoches, At Large Member

Staff: B. Sims, General Manager, Engineering and Public Works (joined electronically)
J. Holm, Director, Development Approvals (joined electronically)
L. Bhopalsingh, Manager, Community Planning (joined electronically)
S. Snelgrove, Deputy Corporate Officer (joined electronically)
J. Vanderhoef, Recording Secretary (joined electronically)

1. CALL THE ENVIRONMENT COMMITTEE MEETING TO ORDER:

The Environment Committee Meeting was called to order at 5:01 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES:

Committee discussion took place regarding edits to the Environment Committee Meeting Minutes from 2021-MAY-12.

Sky Snelgrove, Deputy Corporate Officer, explained that Staff will review the 2021-MAY-12 Environment Committee Minutes against the meeting recording and a revised version of the minutes will be brought forward to the next Environment Committee Meeting.

4. PRESENTATIONS:

(a) Greenhouse Gas Action Emerging Options - REIMAGINE NANAIMO

Jeremy Holm, Director, Development Approvals, spoke regarding the REIMAGINE Nanaimo process entering into Phase 2 and the Environment Committee's involvement in the process so far.

Presentation:

1. David Reid, Principal, Landscape Architect, LANARC, and Duncan Cavens, Principal, C2MP Consulting Ltd., provided a PowerPoint presentation. Highlights included:

- Focused discussion on climate action and greenhouse gases (GHG)
- Provided an overview of the agenda

Lisa Bhopalsingh, Manager, Community Planning, spoke regarding REIMAGINE Nanaimo Phase 2. Highlights included the following:

- Council received an update on 2021-JUL-12 regarding Phase 2 of the REIMAGINE Nanaimo process
- Survey regarding the draft foundations (Nanaimo doughnut), targets, and overall goals was launched 2021-JUN-28
- Opportunity for people to provide feedback on three different land use scenarios
- Goal is to consider different ways Nanaimo can move forward while considering different objectives related to climate change and population growth, and how land use can impact those objectives
- At the end of Phase 2, information gathered from the public, stakeholders, government partners, and committees be used to put together a draft Phase 3 plan
- Reviewed plans and policies being incorporated into one integrated City Plan for improved continuity

David Reid, Principal, Landscape Architect, LANARC, continued the presentation. Highlights included:

- Three videos were presented during the 2021-JUL-12 Governance and Priorities Committee Meeting regarding each land use scenario and are available on the City's website
- Reviewed the three draft scenarios:
 - Scenario 1 reflects the current path and what is in the existing Official Community Plan (OCP) and supporting documents
 - Scenario 2 is similar but includes additional mobility hubs
 - Scenario 3 is more central focused and looks at concentrating growth and urban nodes in the Downtown, Vancouver Island University (VIU) and Hospital areas

Duncan Cavens, Principal, C2MP Consulting Ltd., continued the presentation. Highlights included:

- Seeking clarification on where Nanaimo wants to be on greenhouse gas policies
- All three scenarios push Nanaimo towards a reduction in GHG over the time horizon of the OCP

- None of the three scenarios will reach Nanaimo's GHG reduction targets based on the scenarios alone
- Provided a review of what Nanaimo has committed to:
 - Reduce GHG emissions 50% by 2030 and 94% by 2050
 - Nanaimo's targets are more ambitious than the province's while having fewer resources and legislative powers
 - Emphasized how difficult the task will be and that it will require changes in policy and investments
 - Current policies that have been legislated by the province forecast reductions primarily in transportation emissions
- Reviewed three different approaches to achieving GHG reduction goals: current, moderate and aggressive
 - Current policy is unlikely to meet GHG targets without substantial Federal or Provincial intervention
 - A moderate approach pushes current policy and is somewhat within municipal powers. With moderate cost, it increases the chance of meeting targets but still seems unlikely
 - An aggressive approach is assertive and puts demands on residents and businesses. It has a high cost and pushes the boundaries of municipal powers

Committee discussion took place. Highlights included:

- Clarification regarding three scenarios meeting the anticipated growth needs for Nanaimo
- How the scenarios would align with the current, moderate and aggressive approaches to reducing GHG emissions

Duncan Cavens, Principal, C2MP Consulting Ltd., noted that a land use change would not be sufficient on its own to reach GHG emission targets due to existing land use patterns.

Committee discussion continued. Highlights included:

- Clarification regarding the expected outcomes of the three scenarios and the need for additional approaches beyond simply a land use or mobility plan to achieve GHG emission targets
- Defining the word radical and clarification regarding reference to mixed use in the three scenarios

David Reid, Principal, Landscape Architect, LANARC, noted that there could be more than the three scenarios provided and the intent is to listen to the response from the public about these initial scenarios.

Committee discussion continued. Highlights included:

- Needing to take an aggressive and bold approach to set an example and reach Nanaimo's targets
- Impacts of COVID-19 and densification as people leave larger cities
- Need for an aggressive approach as other options would not be sufficient

- Importance of how wording is framed for the public and potentially changing wording to: status quo, moderate effort, and best we can do

Duncan Cavens, Principal, C2MP Consulting Ltd., continued the presentation. Highlights included:

- Emissions are caused by burning fossil fuels, vehicles, natural gas, oil for heating and hot water
- Emissions are based on the amount of energy needed and how efficiently things operate
- Different fuel types have different carbon emissions
- Renewables (like solar power) don't always reduce GHG emissions
- Reviewed current assumptions regarding buildings and where most building emissions will come from in 2050
- Discussed the potential differences in building emissions under each of the three scenarios:
 - Scenario 1 continues current trend and focuses growth in higher density buildings (less likely to meet targets)
 - Scenario 2 more redevelopment of existing buildings reducing need to retrofit, more multi-family building types
 - Scenario 3 highest density buildings
- Reviewed assumptions regarding new construction: BC Building Code net zero by 2032, 10,000 new units before 2032, 85% use natural gas, all buildings built now will need to be retrofitted by 2050
- Reviewed examples of current, moderate and aggressive approaches to reducing GHG emissions in new construction

Committee discussion took place. Highlights included:

- Lower mainland implementing boundaries and effectiveness of white roofs
- Multiple paths to arrive at a net effect on GHG emissions and need to consult the public
- Unclear on legality of taking a moderate or aggressive approach
- Totality planning needed to reach targets
- Requested a presentation explaining how to pursue the most aggressive approach with examples of how each option/step would impact Nanaimo's GHG emission targets
- Supporting an aggressive approach and fuel switching

Duncan Cavens, Principal, C2MP Consulting Ltd., continued the presentation. Highlights included:

- Reviewed assumptions regarding retrofits: 65% of building stock will still exist in 2050, electric baseboards are currently being replaced by natural gas, approximately 25% of housing units need to have fossil fuel systems replaced with zero carbon systems by 2030
- Reviewed the current policies and incentives being implemented in other municipalities

- Increasing Nanaimo's Better Home BC Grant top ups to \$2000 could cost \$6 million a year

Committee discussion took place regarding clarification of the percentages and dollar amounts provided in the presentation and creating incentive.

Duncan Cavens, Principal, C2MP Consulting Ltd., continued the presentation. Highlights included:

- Reviewed assumptions related to transportation and default is to move vehicles to electric and zero emission
- Discussed the potential differences related to emissions from transportation under each of the three scenarios:
 - Scenario 1 builds on existing policies and trends with moderate densification
 - Scenario 2 services distribution hubs and might reduce transportation demands by locating daily needs closer to homes
 - Scenario 3 focuses services, jobs and homes in the centre which lowers need for travel and result is less vehicle use
 - Scenario 2 and 3 require infrastructure to be in place or they will not be successful

Committee discussion took place regarding Snuneymuxw First Nation (SFN) lands being included in the scenarios provided.

Lisa Bhopalsingh, Manager, Community Planning, noted that Staff are sharing information with SFN to design potential plans.

Duncan Cavens, Principal, C2MP Consulting Ltd., continued the presentation. Highlights included:

- Reviewed assumptions related to active transportation: Transportation Plan increases walking, biking and transit use, reduction in distance driven per individual and if targets are met 17% GHG reduction by 2050
- Reviewed the current actions being implemented in other municipalities under the current, moderate and aggressive approaches to reducing GHG emissions related to active transportation: reducing parking in new development, investing in end of trip bike facilities, actively reallocating road space from parking to active transportation, making dedicated road space for transit to ensure transit is faster than private vehicle, remove parking minimums
- Many changes take 30-40 year time horizon

Committee discussion took place regarding mixing in mobility hubs and increasing transit efficiency and connectivity in scenarios 2 and 3.

Lisa Bhopalsingh, Manager, Community Planning, noted Nanaimo is linear and achieving density is challenging. If it is still convenient for people to drive, they will still choose to drive even short distances.

Duncan Cavens, Principal, C2MP Consulting Ltd., continued the presentation. Highlights included:

- Making driving more difficult and ensuring the infrastructure is available to allow people to be active and use alternative means of transportation
- Reviewed current and projected statistics for electric vehicles in Nanaimo
- Reviewed Nanaimo's current approach to reducing GHG emissions and what other municipalities are doing to take a moderate or aggressive approach

Committee discussion took place. Highlights included:

- Potential costs to developers for implementing electric vehicle chargers
- Equity for purchasing electric vehicles
- Limitations when retrofitting older multifamily buildings due to electrical capabilities and strata regulations

Duncan Cavens, Principal, C2MP Consulting Ltd., continued the presentation. Highlights included:

- Reviewed current assumptions related to solid waste: contributed to 5% GHG emissions in 2017 and 11% by 2050, key driver of GHG emissions from waste is decomposition of organics
- Nanaimo is currently taking a moderate approach to solid waste with high targets set at 90% reduction by 2029 and focus on organics diversion
- Aggressive approach requires deconstruction instead of landfilling in building construction, aggressive reduction in organic matter going to landfill, waste to energy for remaining organics/plastics

Committee discussion took place. Highlights included:

- How GHG emissions are being calculated and feasibility of implementing required building deconstruction in Nanaimo
- Circular City Initiative providing opportunities to build knowledge and leverage opportunities

Duncan Cavens, Principal, C2MP Consulting Ltd., noted that the District of Saanich has done an analysis of embodied emissions and are only decreasing emissions by 20%.

Duncan Cavens, Principal, C2MP Consulting Ltd., continued the presentation. Highlights included:

- GHG modelling will continue into the fall
- Environment Committee might be included in meetings as a stakeholder group; however, it is important to engage with the larger community and educate them so they understand the severity

David Reid, Principal, Landscape Architect, LANARC, continued the presentation. Highlights included:

- Areas of climate/environmental focus going forward:
 - Adaptation of climate change
 - Watersheds: water quality and quantity
 - Habitat conservation and restoration
 - Urban forest and vegetation cover, urban agriculture
 - Potential integrating options
- Encouraged members to review slides provided during the 2021-OCT-07 Environment Committee Meeting and review BC Adapts Video Series online

Lisa Bhopalsingh, Manager, Community Planning, spoke regarding REIMAGINE Nanaimo and Phase 2. Highlights included:

- Surveys on foundations and scenarios are available online for feedback
- Series of workshops scheduled to explore options
- Multiple ways to engage: workshop series, self-guided workshop, a number of videos, and MetroQuest Platform
- MetroQuest Platform allows people to explore where they would like to see different types of construction and amenities in Nanaimo
- Have been engaging elementary student through art with a goal of engaging their parents

Committee discussion took place. Highlights included:

- Priorities in REIMAGINE NANAIMO scenarios drawn from Phase 1 feedback and are intended to create discussion
- Importance of educating the public and communication to the public leading with goals

5. ADJOURNMENT:

It was moved and seconded at 7:00 p.m. that the meeting adjourn. The motion carried unanimously.

CERTIFIED CORRECT:

CHAIR

CORPORATE OFFICER