



Community Action on Energy Efficiency
Local Government Policy Tools
Final Report
June 2007

1. Introduction

The Community Action on Energy and Emissions is a program of the Provincial government and the Fraser Basin Council to advance energy efficiency and greenhouse gas emissions abatement through local government policy tools.

While the provincial government has overall responsibility for the BC Building Code, local governments have many policy-based tools available to them to advance energy efficiency for private sector and community-owned buildings. Local governments are also a key point of contact in the development process, so they are well positioned to influence building practices.

Local governments' statutory authority is derived from the Local Government Act and the Community Charter. Neither statute was written with energy efficiency in mind, so enabling language on energy efficiency is noticeably absent. However, local governments are developing innovative policies within the existing statutory framework. Some want to challenge the statutory limitations. Local government progress and enthusiasm to date suggests there is unrealized potential for local governments to influence buildings' energy performance.

The CAEE is supported by Natural Resources Canada (NRCan), the British Columbia Ministry of Energy, Mines and Petroleum Resources (MEMPR), Ministry of Environment (MOE), and Ministry of Community Services (MCS), the Fraser Basin Council, Community Energy Association, BC Hydro, Terasen Gas, FortisBC and the Union of BC Municipalities.

2. Participating Communities

Participating communities endorse at least one of six provincial energy efficiency targets for buildings (see Attachment 1 for background), then take actions that result in more efficient buildings being constructed in their communities.

A total of 30 local governments have participated in the program to date. Phase one was initiated in 2004 with the participation of Kelowna, Quesnel and Atlin, BC. Phase two is a one-year pilot program from April 1, 2006 to March 31, 2007 that provides financial and research support to an additional 15 BC local governments. On October 29th, 2006, an additional 11 communities were added (phase three).

In March 2007, a final call for CAEE Gold was issued, for those communities who were committed to go beyond endorsement and actually implement at least one energy efficiency target in their community. Ten communities were selected in this round: 9 existing CAEE communities and 1 new community (District of North Vancouver).

CAEE Participating Communities

Phase One	Phase Two	Phase Three	CAEE Gold
Atlin City of Kelowna City of Quesnel	City of Burnaby City of Dawson Creek City of Fort St. John City of North Vancouver City of Vancouver City of Victoria District of Central Saanich District of Houston District of Saanich Municipality of Bowen Island Salt Spring Island (Islands Trust) Town of Merritt Town of Oliver Town of Smithers Village of Kaslo	Capital Regional District City of Abbotsford City of Campbell River City of Kamloops City of Kelowna City of New Westminster City of Port Moody City of Surrey District of Squamish District of Vanderhoof Regional District Central Kootenay Regional District of Nanaimo	City of Dawson Creek City of North Vancouver City of Port Moody City of Vancouver District of Central Saanich District of North Vancouver District of Saanich District of Squamish Regional District of Nanaimo Salt Spring Island (Islands Trust)

3. Highlights of Results

Significant activities were undertaken by a number of communities to influence the energy efficiency of buildings in their communities, which are described in Attachment 2 in detail. Attachment 3 provides a summary of the commitments and activities of the 10 CAEE Gold communities.

Municipalities are pursuing a balance of policy and education initiatives, which suggests local governments are sensitive to the need for both approaches;

There is strong interest in including energy efficiency policy language in Official Community Plans. This embodies the community's commitment to energy efficiency in policy, and gives staff and council the confidence to pursue energy efficiency in greater depth.

It also goes that without saying that many communities are first tackling their civic building stock prior to developing policies. By showing leadership, future efforts to education and influence private sector development will be more effective.

Almost all communities developed strong educational / training activities, for example:

- Energy efficiency development permit/rezoning checklist – requiring the completion of a checklist as part of permit process.
- Voluntary energy efficiency development guidelines.
- Energy efficiency seminars for planning department staff and developers.

A large number of communities are developing strong energy efficiency policy initiatives, such as:

- Requiring green building features as part of comprehensive development rezoning.
- Developing a green building policy for civic and private sector.
- Extending existing civic green building policies to the private sector.
- Where possible, speed up the approval process for green buildings.

Among a smaller subset of communities, there is also interest in finding ways to more strongly influence

- Exploring ways to include energy efficiency provisions in municipal building bylaws (City of Dawson Creek and City of North Vancouver);
- Including energy efficiency provisions in development permit area guidelines (Saanich, Salt Spring Island, Oliver, Squamish);
- Provide incentives for building energy performance labeling for new buildings as part of the building permit process (Saanich);
- Providing an expectation of energy efficiency provisions through a formal rezoning policy (Bowen Island).

4. Lessons Learned

Municipalities are developing a range of instruments to advance energy efficiency. Below is an overview of some common emerging issues:

- There is a tendency to focus on corporate stock first, then look outward to the private sector. This suggests providing greater support for corporate stock (e.g. Green Buildings BC program) may be an effective entry point to broader policy issues and/or comprehensive community energy management.
- Staff and/or council resistance to or lack of knowledge of energy efficiency is a common barrier. Focusing efforts on working directly with municipalities (e.g. workshops) may help to overcome the barrier.
- The Local Government Act and other provincial statutes/codes limit rather than enable municipalities to advance energy efficiency.
- The CAEE timeframe is short for achieving major policy change at the local level. Major policy developments (e.g. Official Community Plans) typically take 18 to 24 months to develop, and include extensive public consultation processes.
- There is often a shortage of staff time to fully explore ways to advance energy efficiency.
- Many local governments are opting to contract out their CAEE work to consultants, likely due to lack of expertise in energy management and lack of time.
- Municipalities are collaborating on policy initiatives and sharing what they are learning with municipalities that are not as far along.

Attachment 1. Community Action on Energy Efficiency: Background

The Community Action on Energy and Emissions is a program of the Provincial government and the Fraser Basin Council to advance energy efficiency and greenhouse gas emissions abatement through local government policy tools.

The CAEE is supported by Natural Resources Canada (NRCan), the British Columbia Ministry of Energy, Mines and Petroleum Resources (MEMPR), Ministry of Environment (MOE), and Ministry of Community Services (MCS), the Fraser Basin Council, Community Energy Association, BC Hydro, Terasen Gas, FortisBC and the Union of BC Municipalities.

The CAEE is aligned with several Provincial initiatives and mandates, including:

- The Premier's 2007 Throne Speech that commits the Province to establish targets, actions and processes aimed at reducing B.C.'s greenhouse gases by at least 33 per cent below current levels by 2020,
- The Ministry of Energy, Mines and Petroleum Resources' "2007 Energy Plan: A Vision for Clean Energy Leadership" available at: <http://www.energyplan.gov.bc.ca/>, and
- The Ministry of Energy, Mines and Petroleum Resources' "Energy Efficient Buildings: A Plan for BC" available at: http://www.empr.gov.bc.ca/AlternativeEnergy/EnergyEfficiency/Energy_efficient.pdf.

The CAEE began in 2005 as a pilot program of the Ministry of Energy, Mines and Petroleum Resources and its partners to advance energy efficiency in public and private sector buildings. It has since been broadened to address transportation, alternative energy systems and greenhouse gas emissions.

To date, CAEE has engaged 30 local government through four phases:

Phase One	Phase Two	Phase Three	CAEE Gold
Atlin City of Kelowna City of Quesnel	City of Victoria District of Saanich District of Central Saanich Salt Spring Island City of Vancouver City of North Vancouver City of Burnaby Municipality of Bowen Island Town of Oliver Village of Kaslo City of Dawson Creek City of Fort St. John Town of Smithers District of Houston Town of Merritt	City of Kelowna City of Abbotsford City of Campbell River Capital Regional District Regional District of Nanaimo Regional District Central Kootenay City of New Westminster City of Port Moody City of Surrey District of Vanderhoof City of Kamloops District of Squamish	District of Saanich District of Central Saanich Salt Spring Island City of Vancouver City of North Vancouver City of Dawson Creek Regional District of Nanaimo District of Squamish District of North Vancouver City of Port Moody

Many communities applied for and were successful in securing funding in more than one phase.

All current participating local governments endorsed at least one if not all of the Province's energy efficiency strategy targets:

Building Sector	Energy Efficiency Target for the Year 2010
New detached, single-family and row houses	Achieve an EnerGuide for New Houses rating of 80, reducing the average energy consumption in new homes by 32%
New multi-unit residential buildings	Achieve energy performance 25% better than the Model National Energy Code for Buildings, reducing the average energy consumption in new homes by 37%
New commercial, institutional and industrial buildings	Achieve energy performance 25% better than the Model National Energy Code for Buildings, reducing the average energy consumption in new buildings by 20%
Existing detached, single-family and row houses	Reduce the energy consumption in 12% of existing homes by an average of 17%
Existing multi-unit residential buildings	Reduce the energy consumption in 16% of existing homes by an average of 9%
Existing commercial,	Reduce the energy consumption in 20% of existing

institutional and industrial buildings	buildings by an average of 14%
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Source: Energy Efficient Buildings: A Plan for BC (2005)

Please visit the CAEE website for details on policies and initiatives undertaken by CAEE local governments to promote energy efficiency:

<http://www.bcclimateexchange.ca/index.php?p=caee>.

Funding is administered by the Fraser Basin Council (FBC), a non-profit organization with a mandate of creating a more sustainable future – economically, socially and environmentally.

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Attachment 2. Summary of Community Initiatives, Barriers and Successes

Municipality	Initiative	Description	Barriers/Challenges	Successes
Abbotsford	Green building guidelines and policy for corporate stock	Provides the policy foundation and guidelines to influence decision-making process during municipal development projects. Will be used as a foundation for extending policy to private sector.	Need to research the additional benefits of Green Buildings beyond energy/GHG reductions (e.g., stormwater management, criteria air contaminants)	Most guidelines have similarities, strong support for LEED in other cities
Bowen Island	Built Green Gold and EGNH 80 for residential rezoning applicants	Policy to establish energy efficient and green building objectives for all rezoning applications that involve single family-detached and townhouse dwellings. Proponents will meet municipal objectives by attaining Built Green™ “Gold” status and EnerGuide for New Houses rating of 80.	<ul style="list-style-type: none"> ○ Like many rural communities, limited staff resources ○ Incremental costs ~ \$3,000 to 5,000 for BG Gold. ○ BG registration fees required plus two days builder training. 	<ul style="list-style-type: none"> ○ Enthusiastic council and engaged local advisory committees ○ Use of national delivery system – Built Green™ ○ Minimum cost to municipality, little administrative time, industry driven credibility, 3rd party auditing component, plus technical support. ○ Bowen’s intent is to incrementally implement broader and stronger policy measures over time
Bowen Island (phase three)	Civic Green Building Policy	A policy to ensure minimum standards and life cycle cost analysis for civic capital projects.		Will be working directly with existing Civic Facility Working Group.
	Green Development Guidelines	Development guidelines applicable to a Comprehensive Development zoning for 40 acres of newly acquired municipal lands. The guidelines will directly address energy efficiency and GHG emissions while broadening onto complimentary issues of sustainable development.	Surplus Lands Implementation already underway, need to find appropriate entry point.	<p>Bowen’s intent is to use this specific initiative as an exploratory measure to develop policy around general development guidelines to be applied broadly.</p> <p>Secured services of ReCollective to assist with guidelines development.</p>

Municipality	Initiative	Description	Barriers/Challenges	Successes
	Community Energy Planning	Review existing CEP analysis to date and develop an implementation plan.		Secured Pembina Institute to move BIM into implementation phase and achieving PCP Milestone 3 status.P
Burnaby	Green Building Guidelines for Comprehensive Development zones (multi-family wood frame)	The specifics of the comprehensive development zone are determined by a development plan negotiated between the municipality and the developer. What the municipality requests should be supported in the OCP.	<ul style="list-style-type: none"> o Staff resistance and inexperience in energy efficiency o Key staff person went on maternity leave, so implementation of guidelines may be delayed 	
	Education program for public and staff			13 educational events, over 1,000 attendees
City of Campbell River	Audit corporate stock		No energy audit has ever been completed by the City of Campbell River. Eight different buildings needed research on energy systems.	CCR worked with BC Hydro Power Smart to complete a lighting systems energy audit on eight City-Owned buildings
	Review city policy	Explore areas to include energy efficiency	Coordination between contractor and City Bylaws Officers and Building Inspectors for consultation on energy efficiency checklist and permitting.	
	Energy efficiency development checklist	Developer is required to complete a checklist for a development permit or rezoning.	Staff changes, Environmental Coordinator has left City; looking to fill this position.	
Capital Regional District	CAEE participating communities to help to inform and support implementation of CRD community energy plan	Establishing linkages between the CRD CEP and the policy initiatives of four CAEE participants within the Capital Region. (Salt Spring, Saanich, Central Saanich, Victoria)	Because CAEE targets are connected to broader CEP, there has been a delay in consideration of CAEE targets by board.	Project idea well received by the four CAEE participants. Draft CEP has been developed which includes CAEE targets and activities, for consideration by CRD board later in 2007

Municipality	Initiative	Description	Barriers/Challenges	Successes
District of Central Saanich	Energy efficiency in OCP	OCP guides decision making in the long term. To introduce new ideas and standards, Council looks for support in enabling policies in the adopted OCP. Therefore policy on energy efficiency is invaluable.	OCP policy needs to be implemented through other means (e.g. follow up with revised Land Use Bylaw, etc.)	Energy considerations on list for OCP review.
	Building labeling	Explore ways to encourage building labeling in private development	A municipal bylaw cannot regulate measures that supercede the BCBC. Therefore a local government can only encourage, but not require, a higher standard.	Identified a potential developer for a building labeling pilot project – new subdivision. Awaiting confirmation.
	Energy efficiency checklist for residential development	Developer is required to complete a checklist for a development permit or rezoning.		Draft created, to be presented to Council
District of Saanich	Extend Green Building Policy to private sector		<ul style="list-style-type: none"> o Focusing the Green Building Policy proves difficult. Trying to determine if the District should zero in on one or two building types or all buildings o Shortage of resources 	<ul style="list-style-type: none"> o Collaborating with other municipalities o Saanich's actions are dovetailing with/informing the regional community energy plan currently underway
	Provide incentives for building labeling (EGNH) for new single family dwellings	Reduce building permit fees for reaching benchmark performance measures (e.g. EGNH80).	CAEE is short timeline for changes (one year)	Collaborating with CHBA-BC (esp. Built Green BC) Program announced in April for launch in summer 2007.
	Revise development permit area guidelines for energy efficiency measures	Introducing energy efficiency provisions in design guidelines. Development proponents must meet the guidelines to acquire a permit in order to proceed.	<ul style="list-style-type: none"> o Limitations in the Local Government Act o Lack of technical knowledge on energy efficiency design guidelines (need resources to engage technical specialists) 	Draft DP guidelines completed by Holland-Barrs Planning Group

Municipality	Initiative	Description	Barriers/Challenges	Successes
District of Saanich (phase three)	Conduct series of 6 green building workshops	Series of workshops on a wide range of sustainability topics. Community-wide audience.		161 people tried to register for workshop. Speakers were very well received. Suggestions for other workshop topics were taken.
	Developer consultation re: incentives for green buildings		Few green builders registered on island. Financial incentives for green building would need to be substantial (more than 10% rebate on BP fee) to encourage change. Challenge in MURB and ICI sectors to evaluating green building and for 'valet' service.	
	Develop Green Saanich website and promotional material	www.saanich.ca includes information on CAEE and other climate change programs		Website has been well received by community
Dawson Creek	Design and implement an energy efficiency and solar ready standard for single family homes	Would require minimum standards for windows, heat recovery ventilation, increased ventilation, Energy Star windows, doors and solar-hot water readiness.	<ul style="list-style-type: none"> o Significant barrier is BC Building Code. A municipal bylaw cannot regulate measures that supersede the BCBC o Dawson Creek is trying to find consensus on the issue (i.e. solutions could take various forms) 	<ul style="list-style-type: none"> o Developing an effective bylaw. This could be useful for a Model Bylaw that could apply province-wide o Developed background research document on measures related to bylaw o Provide guidance to other municipalities interested in advancing energy efficiency
Fort St. John	Energy efficiency language in OCP	OCP guides decision making over 5-10 years. Anytime staff wants to introduce a new idea, their proposal to Council is generally rooted in enabling language in the OCP. Enabling language on energy efficiency is valuable.		<ul style="list-style-type: none"> o supportive council o Adopted energy language in most recent OCP review (October 2006)

Municipality	Initiative	Description	Barriers/Challenges	Successes
	Bylaw review for openings for energy efficiency	Explore opp'ts to promote energy efficiency via bylaws and policy (e.g. density bonusing, development permit guidelines, development permit/rezoning checklist)	<ul style="list-style-type: none"> ○ Move from voluntary to mandatory bylaws will be difficult in the FSJ political environment ○ Tight timelines, looking to end of March 	
	Design guidelines for geo-exchange for single family, multi family, commercial		<ul style="list-style-type: none"> ○ Too tight timeline ○ Lack of contractors to undertake geo-exchange work ○ Lack of feedback from people with systems in place 	
Houston	Bylaw review and revisions	Explore opp'ts to promote energy efficiency via bylaws and policy (e.g. density bonusing, development permit guidelines, development permit/rezoning checklist)	<ul style="list-style-type: none"> ○ Lack of staff time and resources ○ Strong political will but being a small community Houston cannot do all they want to achieve ○ Concern over financial implications of revising bylaws for energy efficiency – cost impacts on developers 	<ul style="list-style-type: none"> ○ 1st municipality in Canada to mandate fuel efficiency for solid fuel burning appliances & removal of non-efficient appliances by 2010 ○ Supportive council
	Energy efficiency language in OCP	OCP guides decision making over 5-10 years. Anytime staff wants to introduce a new idea, their proposal to Council is generally rooted in enabling language in the OCP. Enabling language on energy efficiency is valuable.		<ul style="list-style-type: none"> • Regional co-operation (e.g. Smithers, Terrace) to support energy efficiency OCP objectives on a region-wide

Municipality	Initiative	Description	Barriers/Challenges	Successes
Kamloops	Community Energy Plan	Energy planning has become a key component of a new overall framework for sustainability planning – “Sustainable Kamloops”		<ul style="list-style-type: none"> o Developed 3-phase process – Issues Scoping Exercise, Development of Future Plans and Strategies, and Preparation of Potential Management Tools o Developed framework and 3-phase process with key City Directors, and received their approval o Formed internal committee of key City staff o Met with MoE re: airshed management o Developed a preliminary list of key energy, air quality and greenhouse gas issues
Kaslo	Energy efficiency language in OCP	OCP guides decision making over 5-10 years. Anytime staff wants to introduce a new idea, their proposal to Council is generally rooted in enabling language in the OCP. Enabling language on energy efficiency is valuable.	Limited staff time and resources. Kaslo is small, so staff do not have a lot of latitude to focus on initiatives not mandated by statute	Engaged Council, very supportive
	Energy efficiency trade show (w/ Fortis BC)			Trade show very successful Outreach to residents
	Education to residents			Combined Fortis literature and joint letter format. Sent to residents Jan3.
Kelowna	Develop comprehensive Green Building Checklist	Comprehensive Green Building checklist to be used as part of Development Permit process	Changes in staff resulted in some delays in project	Draft Green Building Checklist completed

Municipality	Initiative	Description	Barriers/Challenges	Successes
Merritt	OCP review for ways to strengthen energy efficiency	OCP guides decision making over 5-10 years. Anytime staff wants to introduce a new idea, their proposal to Council is generally rooted in enabling language in the OCP. Enabling language on energy efficiency is valuable.		Analyzed the current OCP to determine areas where there are potential good fits between the OCP and energy efficiency. Outlined a number of themes that could guide the update of the OCP expected in the next couple of years.
	Develop council policy for future work on energy efficiency	Council adopted policy to support staff efforts to advance energy efficiency		With policy in place, staff has latitude to pursue broad range of initiatives without having to check in every time
	Incentive for EGNH building labeling	Research ways to encourage building labeling in private development		
	Development guidelines (for energy efficiency)	Guidelines only. Not mandatory. However, provide a useful resource for the development community.	Need to find language that is developer friendly but achieves the goals.	Initial discussion on what can include in DPG. These will be incorporated in the OCP once the OCP is updated
	Review zoning bylaw			
New Westminster	Corporate stock inventory and retrofit/upgrade project selection	Develop an inventory of energy efficiency opportunities within New Westminster building stock		Canada Games Pool selected as focus for early action, with potential for significant energy savings.
	Energy Management Committee			The EMC has benefited from proactive involvement from BC Hydro, with representative attending regularly scheduled meetings. The City of New Westminster and the BC Hydro have signed Memorandum of Understanding.
City of North Vancouver	Roadmap for Legislative Change: Municipal Regulations for Energy Efficient New Buildings	A legal scoping exercise to determine how a municipality can develop and legally adopt its own building energy efficiency standards. This exercise is a companion piece to Dawson Creek's work.	Shortage of staff time	Companion piece to Dawson Creek's work on developing a local energy efficiency building bylaw

Municipality	Initiative	Description	Barriers/Challenges	Successes
Oliver	Include energy efficiency objectives in OCP	OCP guides decision making over 5-10 years. Anytime staff wants to introduce a new idea, their proposal to Council is generally rooted in enabling language in the OCP. Enabling language on energy efficiency is valuable.		Review of 30 OCPs looking specifically for policies related to energy efficiency. Modified some existing policies from other communities and created new policies for inclusion in Oliver's OCP.
	Explore revising DPA guidelines			Identified guidelines that could be included in the Commercial, Industrial and Multi-family Development Permit Area Guidelines in Oliver's OCP that would encourage energy efficient development
	Prepare costing and other basic information for SFD geoexchange	Summary report that would compare capital and operating costs and payback between conventional and geothermal heating / cooling methods for single family dwellings.	Work load of Geothermal expert may cause some delays in obtaining information.	Identified a local geothermal expert to review the efficiency of geothermal heating for buildings in Oliver, considering Oliver's soil structure and groundwater table. Developed draft brochure on geoexchange
	Evaluate cost efficiency of geo-exchange system for new wine village	Taylor working with Cooperators Development Corp to identify potential funding sources	Because private developer, not as easy to secure funds.	
Port Moody	Adopt CAEE efficiency targets for inclusion in Official Community Plan			Council endorsed all CAEE targets with the exception of existing residential buildings. Incorporation of targets into OCP is anticipated.

Municipality	Initiative	Description	Barriers/Challenges	Successes
	<ul style="list-style-type: none"> ○ Modify, test and apply the buildings checklist to new construction 		Time with staff is limited, as expected. Cannot apply checklist to new development until checklist has been reviewed by all committees	Draft checklist has been reviewed by staff and the Environmental Protection Committee. Council are aware of its development through a Council report and have endorsed adoption of a 'checklist'. Senior staff would like the checklist to go to all Council Committees for review and comment before returning to Council with an information report, if any.
	<ul style="list-style-type: none"> ○ Community Energy/GHG/Air Quality Plan (see planning stream scope of work) 		Time with staff is limited. Consultants time through March, when a large volume of work is due at fiscal year end, is limited. Time limitations were anticipated given 5-month planning period.	Inventory is complete. Forecasts have been developed but require more input from staff and cannot be substantially completed until new OCP is complete (equivalent energy buildout is being developed in growth areas). Measures have been selected by staff and EPC have reviewed measures. Measures have been applied to reduction target. Several meetings have been conducted with senior staff to discuss program and measures in plan. Some discussions with suppliers of renewable technology have taken place.
Quesnel	Include energy efficiency objectives in OCP	Taylor provided research on sample energy-related language for OCP.		
Regional District of Central Kootenay	Corporate stock inventory and retrofits	Energy inventory for civic buildings, providing baseline information and retrofit recommendations	Data shortages, costs	<ul style="list-style-type: none"> ○ Decision to focus inventory on recreational complexes in Nelson, Castlegar and Creston, including new construction in Creston ○ Corporate stock inventory completed

Municipality	Initiative	Description	Barriers/Challenges	Successes
Regional District of Nanaimo	Adopt CAEE Energy Efficiency Targets for inclusion in Regional Growth Strategy	N/A	Board report prepared and Board endorsed all CAEE targets. Incorporation of targets into RGS is anticipated.	Determine how to implement one CAEE target using CAEE Gold funds. Consider incorporating CAEE targets into next RGS amendment.
	Sustainability Checklist	N/A	Draft checklist has been reviewed by staff.	Amend checklist
	Estimate CAEE reductions	Growth estimates based on trends. Better data exists, but premature for Province to release it. Process is taking longer than anticipated with member municipalities, although there are no barriers to completion. Significant progress has been made	Provides justification for funds to implement targets.	Pursue funding to implement CAEE targets.
	Develop Implementation Plan	N/A	Plan corresponds with Green Buildings Plan. Costs to complete components of plan carefully considered and amendments made as appropriate.	Use CAEE Gold funding to complete the first component of the Green Buildings Plan (Assessment of Green Buildings Opportunities in the region).
	Information Sessions	Process is taking longer than anticipated with member municipalities, although there are no barriers to completion.	Staff from all member municipalities are aware of the CAEE program and the targets. Staff are considering asking Councils to endorse targets on recommendation of RDN staff and in light of RDN Board endorsing targets.	Follow-up with member municipalities on CAEE Target reports to Council.
Salt Spring Island	Include energy efficiency objectives in OCP		Policies are relatively easy to develop but regulatory tools to implement them are not.	First draft review and recommendations completed.

Municipality	Initiative	Description	Barriers/Challenges	Successes
	Explore DPA guideline revision	Revise development permit area guidelines for energy efficiency measures	Trust has resistance to using DPAs because of perceived lack of flexibility.	Initial research completed.
	“complete community” guidelines	Guidelines to direct future development on Salt Spring	Preliminary research completed. Input needed from the outcomes of Phase 3 analysis, assistance from Taylor requested	
	Complete development permit guideline research.	Introducing energy efficiency provisions in design guidelines. Development proponents must meet the guidelines to acquire a permit in order to proceed.		
	Provide Energy Strategy baseline updates for housing and institutions on Salt Spring Island		Delays in receiving data, discrepancies between new data and old data. Some data, as before, not available.	Draft baseline update completed. Hard data provides evidence of progress, or lack of, and is an essential tool to guide political decisions and planning.
	Outline options for energy efficiency for proposed MURB affordable housing units		Funding for affordable housing in general is very limited. Ability to implement energy efficiency measures is also limited by lack of provincial and federal funding programs.	
	Encourage EG Building Labeling	Research use of EGNH and EGH for labeling of new and existing residential buildings.		
Salt Spring (phase three)	Increasing density/mixed use in Ganges Village and other areas			Report on options completed for consideration in OCP process

Municipality	Initiative	Description	Barriers/Challenges	Successes
Smithers	Include energy efficiency objectives in OCP	OCP guides decision making over 5-10 years. Anytime staff wants to introduce a new idea, their proposal to Council is generally rooted in enabling language in the OCP. Enabling language on energy efficiency is valuable.	<ul style="list-style-type: none"> Insufficient energy efficiency language in OCP does not give staff direction it needs to develop/implement an energy efficiency checklist 	<ul style="list-style-type: none"> Great traction on the outreach OCP is under review, so good time to include energy efficiency provisions
	Energy efficiency checklist for single family dwellings		<ul style="list-style-type: none"> Lack of OCP supportive context, requirement vs. voluntary ensuring effectiveness of EE checklist without OCP language secured and pick-up by 'frontline' workers 	Draft checklist was presented to the Town's Planning Committee and well received. A workshop is being organized for the next quarter. A resolution was also passed to have the Town Planner look further into EE checklists or requirements for DPAs. Research was forwarded onto Planner.
	Outreach to community/media			Two ESP ads in paper in September. Radio ads via Town of Smithers on The Peak (locally aired radio station). Ads included in the Town's quarterly newsletter; Fall and Winter editions.
Smithers (Phase three)	Community Energy Planning		Securing data for industrial use of natural gas and GHG emissions for large trucks. Difficulties corresponding with consultant to secure calculations formula and sources for averages. Comparative analysis for communities of similar size.	The draft plan was made available for 10-days for public comment and input. A comprehensive Smithers Community Energy Plan with concrete recommendations for the Town and community is complete. A presentation prior to the CEP release was made to Town Council (March 12) and results also displayed at the Smithers Trade Show in April. Positive partnership between One Sky, Pembina Institute and Town Administration.

Municipality	Initiative	Description	Barriers/Challenges	Successes
	EE Workshop and outreach	A workshop aimed at both soliciting input into the CEP and to introduce the EE Checklist, in particular to mortgage brokers, retailers, contractors, realtors and other front-line workers.	Difficult trying to secure participation, in particular from builder/contractor community	<p>Workshop held on February 8th, 2007 with 50 people in attendance. Presentations were made on the EE checklist, the ESP program and “new” federal Eco-Energy initiative, and Smithers’ energy and GHG footprints. Copies of the EE checklist were distributed.</p> <p>Presentation on EE checklist also made to Town’s Planning Committee in December 2006.</p> <p>Energy Efficiency brochure for Smithers printed and distributed in partnership with One Sky, Town and Bulkley Valley Credit Union. Displays set-up at Fall Fair and Trade Show where an energy efficiency quiz was also given with over 200 entries and a dozen CFLs handed out to winners. Ads in local newspaper for ESP program and workshop as well as articles published. Ads also on local radio station and in Town’s quarterly newsletter. TV interview (CFTK), radio interviews (The Peak and CBC), and articles in local paper.</p>

Municipality	Initiative	Description	Barriers/Challenges	Successes
Squamish	Community Energy Plan	First milestone on the pathway to energy sustainability for Squamish. Plan explores three important new directions including a collaborative approach to integrated energy system design, a rational framework for managing the process of change over the longer-term, and "catalyst" projects and policies for quickly directing the community onto a sustainable pathway.	<p>Translating technical information into easier to understand information.</p> <p>Staff time to really move it along and source funding for next phases.</p>	Created 8 page summary where technical information translated for the unaided reader. Council target setting workshop huge success with unanimous adoption of six Provincial Energy Targets along with #1) One tonne total by 2030 #2) Stepping towards net positive energy to result in on-site energy generation that would exceed energy consumption by 2015 #3) Self reliance and security for critical energy.
Surrey	City Centre CEP		<p>Difficult to engage developers and other stakeholders due to busy schedules.</p> <p>Public is not yet aware of benefits of energy efficient homes. Many buyers have a short term perspective or seek features such as granite counter tops and stainless steel appliances rather than green building features</p>	<p>Excellent staff and external agency workshop identified a wide range of potential measures to reduce energy consumption and GHGs</p> <p>Comparative calculations showed significant potential savings from the application of identified best practices.</p>

Municipality	Initiative	Description	Barriers/Challenges	Successes
	EE workshop – staff and developers		<p>Difficult to identify baseline energy data, such as average building and transportation energy use.</p> <p>Many of the proposed measures related to best practices involve regulatory tools that are not currently readily available to BC municipalities.</p> <p>Difficult to identify funding to initiate some of the measures, such as district heating and U-Pass.</p>	<p>Workshops reached a broad range of building industry representatives.</p> <p>Progressive developers shared both success stories and challenges such as financing and market response.</p> <p>Staff discussion identified potential challenges in development process.</p> <p>Developer discussion identified the key role of public education of benefits as a prerequisite for increased acceptance of green buildings.</p>
Victoria	Developing Green Building Policy to apply to public and private sector	Provides the policy foundation and guidelines to influence private development. Not regulatory in nature, but an important 'baby step' for more conservative municipalities.	<ul style="list-style-type: none"> o Staff restructuring delayed policy development o Public consultation process and bylaw amendments will require large time commitment. Possible urban design input in creating new development permit guidelines. Conflicting demands for staff resources may be an issue. o In the process of developing request for proposal for municipal owned facilities and review of municipal development regulations, bylaws and policies. Consultant availability and turn around time a concern. 	<ul style="list-style-type: none"> o Council support for review of municipal development regulations, bylaws and policies to improve compliance with Green Building objectives, in conjunction with a public and stakeholders consultation process o Council support for creating two streams of Green Building policies: one for city owned facilities and one for private developments. Note: new Burnside Gorge Community Centre built to a LEED Silver standard.
	City website	Creating a web presence and consolidating 'green' building requirements and information		

Municipality	Initiative	Description	Barriers/Challenges	Successes
Vanderhoof	Community Energy Plan		<ul style="list-style-type: none"> o Getting buy in and support o Choosing realistic targets o Make sure to keep plan higher level with broad goals - or to focus on one or two specific targets - Not enough time to complete comprehensive energy plan 	<p>Obtained GHG and energy inventory from the community</p> <p>Developed draft CEP for consideration by Council</p> <p>Obtained input and support for the plan from local building industry.</p>
	Develop an energy efficient building standard for municipal buildings		Lack of expertise and clear goals. Needed to develop community energy plan first.	Completed inventory of energy upgrades already completed in municipal buildings.
	Develop a checklist for new development		Not sure how useful the checklist will be without regulation to back it up.	Draft checklist completed
Vancouver	Local Improvement Charges	Using Local Improvement Charges to finance energy efficiency upgrades in existing MF buildings	<ul style="list-style-type: none"> o Would require an amendment to the Vancouver Charter. Will not be proceeding with this measure at this time. 	

Municipality	Initiative	Description	Barriers/Challenges	Successes
	Adopt ASHRAE 90.1 - 2004 building standard		<ul style="list-style-type: none"> o The introduction of the new 2007 Vancouver Building By-law (VBBL) has required that we not instigate changes to the VBBL until the first round of 'housekeeping amendments', scheduled for November 2007. o As the review and adoption of ASHRAE 90.1-2004 is a component of the COV's Green Building Strategy (GBS), any delays to the GBS subsequently affect the date at which adoption of 90.1-2004 is possible. Currently, the GBS is awaiting presentation to City Council, the earliest opportunity of which is March 15, 2007. 	The review of ASHRAE 90.1-2004 was carried out, and generally considered appropriate for adoption by City of Vancouver Code Development professionals.
	Performance based regulation for inclusion in the Vancouver Building Bylaw to mandate CBIP		<ul style="list-style-type: none"> o Timeline difficult to meet, as the prior objective is currently behind schedule. o Investigating using ASHRAE 90.1-2004 to require projects to meet CBIP equivalent energy performance levels in the interim, while performance-based energy regulations are developed. This will be difficult to develop, as there appears to be more support in industry for performance-based regulation. However, performance-based energy targets present significant challenges to regulatory bodies 	Consultations with industry professionals has begun

Attachment 3. Summary of CAEE Commitments and Measures

CAEE Gold Communities made the following commitments related to new and existing civic buildings:

- All new buildings must demonstrate energy performance that is 25% better than the Model National Energy Code for Buildings (or EnerGuide 80 for residential); and,
- 50% of existing building floor space must be retrofitted with energy efficiency improvements that provide simple paybacks of 7 years or less through energy savings.

In addition to making commitments related to new and existing buildings, the CAEE Gold Communities made commitments related to private sector buildings.

Community Name	Targets Committed to Private Buildings	Description of Key Measures
District of Central Saanich	New detached houses (EnerGuide for New Houses 80)	<ul style="list-style-type: none"> • Implement OCP amendments, bylaws, policies, incentives, public education and other mechanisms
Dawson Creek	Existing ICI ¹ buildings	<ul style="list-style-type: none"> • Hiring a building owner/manager liaison • Tools to promote participation in the BOMA Go-Green program (energy audits, retrofits, management plans, labeling)
Regional District of Nanaimo	All six	<ul style="list-style-type: none"> • Developing partnerships with member municipalities (Nanaimo, Parksville, Qualicum, Lantzville) industry associations, utilities, others • Providing incentives for green buildings – expedited permitting system, lower fees, density bonusing
City of North Vancouver	New MURBs ² (25% better than the MNECB ³) and existing single-family dwellings	<ul style="list-style-type: none"> • Hire a community energy manager • Develop incentives that encourage energy efficient buildings (e.g., rebates on building permit fees, design assistance, free audits)

¹ Institutional, commercial and industrial

² Multi-unit residential buildings

³ Model National Energy Code for Buildings

District of North Vancouver	New MURB and ICI buildings (25% better than MNECB)	<ul style="list-style-type: none"> • Develop a Green Building Strategy • Amendments to zoning and building bylaws to remove impediments to energy efficiency • Develop incentives for energy efficiency • Develop a project review checklist that incorporates green building features
Port Moody	5/6, except for existing detached houses	<ul style="list-style-type: none"> • Implement policy measures and incentives to reach the targets in the new BC Energy Plan • Hire part-time sustainability coordinator • Host public forums targeting multi-family strata councils, commercial and institutional owners
District of Saanich	All six	<ul style="list-style-type: none"> • Establish a priority for building permit applications designated as “green files” • Budget permitting, hire a certified Energy Advisor to provide free support to builders and renovators on energy efficiency • Establish a 30% rebate on building permit fees for new dwellings that meet Built Green Gold, EGH 80 or R2000
Salt Spring Island (Islands Trust)	New and existing detached houses	<ul style="list-style-type: none"> • Establish a “density bonus” regulation under the Island Trust zoning bylaw that would permit a larger residential building size if constructed with higher energy performance standards
District of Squamish	All six	<ul style="list-style-type: none"> • Develop policies and tools for coordinating the “Smart Growth on the Block” catalyst project • Policies to support energy efficiency in new buildings – e.g., smart metering requirement • Green scorecard for all re-zoning and development permit area applications • Collaborative policies for existing buildings – focusing on seniors and public housing units
Vancouver	2/6, new ICI and new MURB	<ul style="list-style-type: none"> • Pursue regulatory changes to the Vancouver Building Bylaw to exceed the referenced standard by a further 12%-15% to bring the energy performance to the Provincial target