

Municipality of North Cowichan Committee of the Whole MINUTES

December 18, 2019, 11:30 a.m.
Municipal Hall - Maple Bay Meeting Room

Members Present Councillor Rob Douglas
 Councillor Christopher Justice
 Councillor Tek Manhas
 Councillor Rosalie Sawrie
 Councillor Debra Toporowski

Members Absent Mayor Al Siebring
 Councillor Kate Marsh

Staff Present Ted Swabey, Chief Administrative Officer (CAO)
 Mark Frame, General Manager, Financial and Protective Services
 Ernie Mansueti, General Manager, Community Services
 Sarah Nixon, General Manager, Corporate Services
 David Conway, Director of Engineering
 Rob Conway, Director of Planning and Building
 Megan Jordan, Acting, Manager, Communications and Public
 Engagement
 Alyssa Meiner, Acting Corporate Officer
 Nelda Richardson, Deputy Corporate Officer
 Lane Killick, Chief Building Inspector
 Dave Preikshot, Acting Director of Engineering

1. CALL TO ORDER

In the absence of both the Mayor and Deputy Mayor, for compliance with section 8(4) of the Council Procedure Bylaw, the Committee moved and seconded the following:

That the Members present authorize Councillor Rob Douglas to Chair the meeting.

CARRIED

There being a quorum present, Councillor Douglas called the Committee of the Whole meeting to order at 11:30 a.m.

2. APPROVAL OF AGENDA

It was moved and seconded:

That the December 18, 2019 Committee of the Whole agenda be adopted as circulated.

CARRIED

3. PUBLIC INPUT

Council received brief no public input from registered speakers regarding items on this agenda.

4. BUSINESS

4.1 BC Energy Step Code

The Committee received an introduction from the Director of Planning and Building on the BC Energy Step Code staff report and emphasized this is to help transition the local building industry to the Step Code. The Committee received an overview of the BC Energy Step Code from the Chief Building Inspector, and highlights included:

- The Province enacted the Step Code in 2017 as a voluntary program with the intent that all local governments engage by 2020.
- The Step Code provides one program with pre-set energy targets through energy modeling allowing for flexible design.
- The Province wants higher efficiency buildings, and the Step Code to be implemented through phased-in, incentivized programs, until mandatory in 2023.
- There are currently 23 local governments who have implemented the Step Code in the Province.
- Merits of the Step Code include:
 - healthier living conditions with improved ventilation,
 - support for the Province's long-term energy reduction plan, and
 - new business opportunities related to design, testing, construction methods, materials and equipment.
- When implemented, there is an initial cost of \$1000 per residential unit for energy audit with air leakage test.
- Regarding affordability for young families, the Committee heard that meeting step 2 could be as simple as adding insulation to an attic space.
- The Committee asked about cost-benefit analysis, and heard the Province has prepared a report on this and could be forwarded to Committee members.
- Implementation is currently voluntary, and North Cowichan has 2 years to phase in the program.
- In house development of administrative and technical training is proposed, as well public engagement related to the program.
- A budget allowance of \$25,000-\$30,000 is recommended to proceed.

The Committee asked questions of the Chief Building Inspector throughout the presentation. The Committee also heard from the General Manager of Financial and Protective Services that incentives could come out of the Climate Action Energy Plan Fund.

Councillor Toporowski left the meeting at 11:56 a.m.

The Committee heard staff recommends a phased implementation strategy that combines regulation, incentives, and industry engagement. This would allow for 1 year public engagement and soft start to implement the program before it is required by the Province. Staff also outlined the other options provided in the December 18, 2019 staff report.

The Committee discussed incentives, including a preference for external incentives, and rebates that may be available. Staff indicated that if the program is not mandatory, incentives would help encourage voluntary compliance. Committee members identified a preference for capping or limiting incentives and subsidies paid by North Cowichan, and asked for a no incentives option to be included in the staff report.

It was moved and seconded:

That the Committee of the Whole recommend that Council direct staff to prepare a phased implementation strategy for the BC Energy Step Code that combines regulation, incentives and industry engagement.

CARRIED

5. NEW BUSINESS

None.

6. QUESTION PERIOD

Council received no questions from the public regarding business considered at this meeting.

7. ADJOURNMENT

It was moved and seconded:

That the Committee of the Whole meeting be adjourned at 12:14 p.m.

CARRIED

Certified by Acting Corporate Officer

Signed by Mayor