



District of West Vancouver

**Official Community Plan Bylaw No. 4360, 2004
Amendment bylaw No. 4625, 2010**

Effective Date:

District of West Vancouver

Official Community Plan Bylaw No. 4360, 2004 Amendment Bylaw No. 4625, 2010

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to establish community greenhouse gas reduction targets and policies, as required by the Local Government Act, in order to reduce the community's contribution, and vulnerability, to climate change;

NOW THEREFORE, the Council of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as "Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4625, 2010".

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsequent, paragraph, subparagraph, clause or phrase.

Part 3 Amends the "Framework for Action"

- 3.1 Schedule A to Official Community Plan Bylaw No. 4360, 2004 is amended as follows:

- 3.1.1 By adding new bulleted items under "Implementation / Future Reviews", on page 31 of the Framework for Action, as follows:

"Review development-related bylaws, and other tools made available by the Local Government Act, to identify ways to improve the environmental and energy performance of all new and existing buildings."

"Create a Community Energy Plan, as recommended in the Community Climate Action Plan."

Part 4 Adds new Policy Section “A”: Climate Action

- 4.1 Schedule A to Official Community Plan Bylaw No. 4360, 2004 is amended by adding a new section, Policy Section “A”: Climate Action, before Policy Section 1, as set out in Schedule 1 to this Bylaw.

Part 5 Amends Policy Sections 3 [Housing]; 4 [Built Form and Neighbourhood Character]; 12 [Transportation and Mobility]; and 13 [Municipal Utilities]

- 5.1 Schedule A to Official Community Plan Bylaw No. 4360, 2004 is amended as follows:
- 5.1.1 By adding a new heading “Housing & Climate Change” and text on page 48 of Policy Section 3: Housing, and new Policy “H 12” on page 53, as set out in Schedule 2 to this Bylaw.
- 5.1.2 By amending Policy “BF A 2” on page 57 of Policy Section 4: Built Form and Neighbourhood Character, by adding the following after the first bullet:
- “Continue to encourage full life cycle cost assessments for all municipal building energy-related decisions (e.g. heating, cooling or water energy systems).”
- 5.1.3 By adding new Policy “BF A 6” on page 58 of Policy Section 4: Built Form and Neighbourhood Character, as set out in Schedule 3 to this Bylaw.
- 5.1.4 By amending Policy “T2” on page 138 of Policy Section 12: Transportation and Mobility, by replacing the first bullet with the following:
- “Strive to reduce community greenhouse gas emissions resulting from vehicle trips through the development of policies and programs that:
- encourage the use of alternative forms of transportation; and
 - provide increased transportation-related non-vehicular facilities and services throughout the community”
- 5.1.5 By amending Policy “U 4” on page 142 of Policy Section 13: Municipal Utilities, by replacing the 5th bullet with the following:
- “Encourage water conservation through the continuation of community-wide education programs. Emphasize benefits of the residential water metering program.”

- 5.1.6 By amending Policy “U 5” on page 142 of Policy Section 13: Municipal Utilities, by adding after the last bullet the following:

“Work with Metro Vancouver to explore innovative, low carbon solutions for the upcoming replacement of the Capilano sewage treatment plant and, in the analysis of options, include a full life cost assessment.”

- 5.1.7 By amending Policy “U 8” on page 143 of Policy Section 13: Municipal Utilities, by adding after the last bullet the following:

“Collaborate with Metro Vancouver in the effort to meet the “Zero Waste Challenge”.

Schedules

Schedule 1 New Policy Section A: Climate Action

Schedule 2 Amended Policy Section 3 [Housing] and Policy Section 4 [Built Form and Neighbourhood Character]

READ A FIRST TIME on April 26, 2010

PUBLIC HEARING HELD on May 17, 2010

RECONVENED PUBLIC HEARING HELD on June 7, 2010

AMENDED on June 7, 2010

READ A SECOND TIME AS AMENDED on June 7, 2010

READ A THIRD TIME on June 7, 2010

ADOPTED by the Council on

Mayor

Municipal Clerk

Schedule 1 – New Policy Section “A”: Climate Action

CONTEXT

In accordance with the Strategic Plan Vision, West Vancouver is working to “inspire excellence and lead by example” by embarking on several climate action initiatives. The District has led in energy initiatives such as the geo-exchange systems at West Vancouver’s two community centres; and has undertaken progressive projects such as the universal water metering program, and foreshore adaptation and enhancement works. The District is also working to integrate sustainability into community development and municipal operations, by facilitating: smarter, more efficient public and private developments; unique and effective public engagement and education; and advanced environmental protection regulations in our mountainous, coastal community.

The District recognizes that Climate Action is imperative to our continued community success and quality of life, and supports policies and initiatives that reduce West Vancouver’s vulnerability and contribution to climate change.

With respect to municipal operations, the District of West Vancouver has signed on to the BC Climate Action Charter. As a signatory, the District is committed to achieving carbon neutral operations. Meeting this requirement will necessitate action on several fronts. For example, the District will need to: a) examine the energy consumption and energy efficiency of its buildings and other municipally-owned facilities to look for opportunities to reduce consumption and improve efficiency; b) re-examine its vehicle fleet and take steps to replace older vehicles with more fuel efficient options; and c) examine options for staff transportation demand management, local purchasing policies, and other emission reduction policies.

In addition to the Climate Action Charter, and its requirements for reducing corporate greenhouse gases (GHGs), Provincial legislation requires all local governments to identify community GHG reduction targets and policies in Official Community Plans. District staff and the Climate Action Working Group collaborated to produce the 2010 Community Climate Action Plan (CCAP) which outlined baseline (2007) GHG emissions from various sectors in our community; and set out community GHG reduction targets, and recommended actions that will help us achieve our reduction targets. As illustrated in the CCAP, more than 97% of West Vancouver’s total GHG emissions originate from community-based sources, particularly from home heating and personal vehicles, while less than 2% stem from municipal vehicles and facilities.

The data indicates that is necessary to focus climate action efforts on existing and renovated homes. The District is committed to doing as much as possible to educate and empower property owners to improve the energy efficiency of their homes. At the present

The West Vancouver Community Centre an example of the District’s lead-by-example approach to community sustainability and climate action. The community centre is a showpiece of environmental technologies that minimize energy-use and as a result, West Vancouver’s carbon footprint. Among several other green building features, the energy used by the building is at least 60% less than a conventional building systems approach. This in turn reduces greenhouse gas emissions, and provides lower operating costs over the life of the building.

time education and awareness are the strongest tools available to the District, because the Provincial Building Code establishes the standards for building construction.

THE TARGETS

The District of West Vancouver:

- commits to becoming carbon neutral with respect to municipal operations by 2012; and
- commits to reducing our greenhouse gas emissions by at least 33% below 2007 levels by 2020 and at least 80% below 2007 levels by 2050.

While the proposed GHG reduction targets may seem like a challenge, West Vancouver will meet this challenge through collaboration, motivation and by sharing successes.

These bold and visionary targets support West Vancouver's vision to "inspire excellence and lead by example". With widespread community engagement, education and involvement, and by adopting appropriate policies in our OCP, we will directly and indirectly contribute to achieving our GHG reduction targets. Because climate action is a multi-faceted and multi-disciplinary undertaking, the OCP incorporates climate action policies throughout the Plan, rather than only within a stand-alone policy section.

Schedule 2 – Amended Policy Section 3 [Housing] and Policy Section 4 [Built Form and Neighbourhood Character]

HOUSING & CLIMATE CHANGE

Community greenhouse gas emissions data from 2007 reveals that we need to concentrate our climate action efforts on improving the energy efficiency of our existing and renovated houses for the following reasons:

- More than 53% of West Vancouver’s climate changing, greenhouse gas emissions originate from heating our homes
- More than 80% of the homes that will be here in 2050 are already built.

The District recognizes that, with clear jurisdiction for growth management, land use, urban form and location of buildings, we can have an even greater influence on total energy use associated with buildings than by regulating building construction methods only.

While the District is eager to put forward energy efficiency targets for buildings, we recognize that the Provincial Building Code remains the overriding legislative framework governing the development industry. In lieu of energy performance standards, the District is committed to doing as much as possible to educate and empower our home owners to improve the energy performance of their houses.

Policy H 12

Encourage more energy efficient buildings that help to reduce community greenhouse gas emissions.

- Support and encourage West Vancouver home owners to evaluate their homes’ energy consumption (e.g. conduct a “Home Energy Audit”), and to investigate ways in which consumption (and home heating costs) can be reduced (e.g. “Home Energy Retrofits”).
- While minimum home energy performance requirements are set by the BC Building Code, Council will consider home energy performance when considering development applications (development permits, re-zonings, and development variance permits).
- In the spirit of innovation and leadership, the District will collaborate with other levels of government, utilities, and non-government organizations to:
 - Raise awareness of the importance of energy to all aspects of West Vancouver’s social, economic, and environmental well-being;
 - Explore tools to affect energy performance requirements of residential buildings;
 - Demonstrate sustainable community planning techniques; renewable energy tools and technologies; and building energy efficiency best practices,

- all of which contribute to conserving energy and reducing our greenhouse gas emissions; and
- Continue to participate in programs and projects that enable municipalities to advance energy efficiency, energy conservation and emissions reduction measures such as: Fraser Basin Council's Community Action on Energy & Emissions Program; Pembina Institute's Municipal Green Building Leaders Project; and the Canadian Home Builders Association's BuiltGreen Municipal Toolkit Project.
 - Continue to include, in the disposition of surplus municipal lands, green building and energy efficiency requirements as a condition of sale.
 - Work with residents to build community-wide appreciation and support for climate change mitigation and adaptation.
 - Work with utilities and green building / technology specialists to support education and capacity building opportunities for our community's building industry.
 - Explore alternative funding models so as to support home energy retrofits in the community.
 - Monitor the effects of home energy audits and home energy retrofits on our community GHGs.
 - Articulate the link between transportation and land use planning and their collective impact on a community's energy consumption and GHG emissions. Use neighbourhood design and land use planning approaches that reduce costs and environmental impacts, while maintaining community livability. Examples include: creating a range of housing opportunities and choices; supporting walkable neighbourhoods; mixing land uses; preserving the natural environment and open spaces; providing a variety of transportation alternatives; directing controlled development in existing commercial centres; taking advantage of compact building design.

Policy BF A 6

Support neighbourhood and multi-family retrofit projects intended to reduce community GHG emissions; and other community-based environmental initiatives to sequester carbon, beautify public spaces and make the built environment greener and healthier.

- Explore the creation and diversification of community energy systems (e.g. heat recovery, wind, tidal, solar, micro-hydro, geothermal); as well as alternative funding mechanisms and business models (e.g. neighbourhood or district energy utility).