



Staff Report to Council

DATE: Monday, March 21, 2022

DEPARTMENT: Planning

APPLICATION NO.: OCP21- 0006 – Bylaw 2031

SUBJECT: Various OCP Amendments

BACKGROUND:

On February 14, 2022, the Planning, Zoning and Affordable Housing Committee (PZAH) recommended that Council direct staff to make various amendments to the Official Community Plan to align the City's climate action strategies with the Provincial and Regional government's broader action on climate change. These strategies include setting specific targets for decreasing the City's carbon footprint as well as recommendations for establishing a new Development Permit Area (DPA) for Climate Action.

The purpose of this report is two-fold: 1) to present Council with Bylaw 2031 for First Reading with the addition of requiring all City-owned vehicles (excluding emergency vehicles) to be electric by 2027 as drafted, and 2) seek Council direction with respect to providing additional consultation to developers and members of the public prior to bringing forward draft DPA guidelines for Council's review.

COMMENTARY:

Following PZAH's resolution of February 14, 2022, staff have reviewed best practices for establishing DPAs for Climate Action and are now recommending additional collaboration with the local development community prior to drafting new guidelines.

If Council supports these changes, they may wish to provide First Reading to Bylaw 2031 as drafted, and direct staff to host an information session regarding establishing a DPA Climate Action guidelines prior to bringing forward options for Council's review. Staff will work with the West Shore Developers Association and other stakeholders to develop options for green building strategies and present this information to the public. Examples of various strategies include installation of solar panels, water conservation measures, landscape design, pedestrian and cycling routes, building orientation, or other specific features of the building that conserve energy. The key to an effective DPA strategy relies on meaningful consultation with builders, developers, and members of the public.

FINANCIAL IMPLICATIONS:

A breakdown of the costs associated with converting the City's vehicle fleet to electric, including installation of electric vehicle ("EV") charging stations, was beyond the scope of this proposal. These costs will be evaluated during existing budget cycles and vetted through Council prior to implementation.

The remaining actions discussed in this report can be accomplished within existing service levels.

LEGAL IMPLICATIONS:

The *Local Government Act* (LGA) provides the authority for local governments to designate areas and/or specify circumstances in which development approval information can be required. The DPA Climate Action authority is intended to apply to specific features or equipment that are exterior to buildings, related to energy conservation, water conservation and GHG reduction provisions. The LGA powers do not apply to features internal to the building or other features specifically prohibited under sections of the *Building Act*.

OPTIONS:

Option 1

THAT Council consider giving First reading to Bylaw No. 2031 as drafted;

AND

THAT Council direct staff to host an information session with members of the development community and public to establish DP Area Climate Action parameters prior to bringing forward draft DP guidelines for Council's review;

OR Option 2

THAT Council

Do not provide First Reading to Bylaw No. 2031 or instruct staff to prepare a bylaw establishing a DP Area for Climate Action.

SUBMITTED BY: David Sametz, MCIP, RPP, Long Range Planner II

Concurrence: Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

Concurrence: Donna Petrie, Manager of Business Development and Events

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision
Concurrence: Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering and Public Works
Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence: Marie Watmough, Acting Director of Corporate Services
Concurrence: Darren Kiedyk, Chief Administrative Officer