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From: Agendas
Sent: May 16, 2022 8:04 AM
To: Langford Planning General Mailbox
Subject: FW: Public Hearing for Bylaw 2031

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From: Kimberley Guiry [REDACTED]
Sent: May 15, 2022 9:56 PM
To: Mayor Young <mayor@langford.ca>; Denise Blackwell <dblackwell@langford.ca>; Matt Sahlstrom <msahlstrom@langford.ca>; Lanny Seaton <lseaton@langford.ca>; Norma Stewart <nstewart@langford.ca>; Lillian Szpak <lszpak@langford.ca>; Roger Wade <rwade@langford.ca>; Agendas <agendas@langford.ca>
Subject: Public Hearing for Bylaw 2031

Langford Mayor and Council,

I am writing in response to the Notice of Public Hearing to amend Official Community Plan Bylaw No. 1200 by updating Objectives 2.4-2.7 with respect to climate action objectives and greenhouse gas emission reduction targets.

I wanted to start by thanking Langford city staff for all their energy they have put into making much needed amendments to our OCP. It is so important that we are making updates so that the OCP does not contain dated and/or irrelevant standards. The policies that the OCP guides will thus continue to be effective.

I was disappointed to learn that the opportunity was not taken at this time to include language around adopting higher steps of the [BC Step Code](#) as it is a measurable tool that would allow Langford to meet the province's target for all new buildings to be "net-zero energy ready." Both Victoria and Saanich have adopted higher steps for at least the past 5 years. Not to say that Langford should make these steps specifically for that reason, but it has demonstrated that our construction industry has been successful at pivoting and flexing to meet these new standards. This is a wonderful achievement and a relief considering that these higher steps will inevitably be a minimum requirement by 2032. Plus, the increased construction costs have proven to be minimal, especially compared to the benefits of improving building performance. A cost savings that is passed down directly to residents.

I understand that language around the BC Step Code has been worked into the Development Permit Area for Climate Action and that this has not yet been presented to council. I attended the community engagement session and provided my feedback through the survey. In the DPA, higher steps of the BC Step Code are presented as an option for not participating in a point-based system. It is proposed as an option, not a requirement. Additionally, it is put in the same category as Build Green, LEED, and Passive House. While these are all great guidance strategies, only the BC Step Code informs the building code. Finally, providing it as an option in this DPA does a disservice to the potential of the proposed point-based system. It is more appropriate and effective to consider adopting language around the BC Step Code to the changes to the OCP presented in this public hearing.

I believe every Langford resident would want to pay lower energy bills. If we are looking to improve affordability in Langford and make gains to reduce an extremely high cost of living then taking on higher steps is the way to do so. It is an opportunity that everyone should have equitable access to and at the very least a standard we should be setting for all new developments.

I sincerely hope that you will ask staff to include language around adopting higher steps of the BC Step Code before voting on these changes to the OCP. It would show a wonderful commitment to Langford residents and improve the livability of our city. Making commitment to higher steps of the BC Step Code would be another great feature of our city that sets Langford apart from other municipalities.

Sincerely,

Kimberley Guiry
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