



ECONOMIC DEVELOPMENT COMMISSION

THURSDAY, MARCH 15, 2012

7:30 AM COMMUNITY FUTURES BOARDROOM

135 THIRD STREET

AGENDA

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6. <u>NEXT MEETING:</u> April 19, 2012, 7:30 AM, Community Futures Boardroom.	
7. <u>ADJOURNMENT:</u>	

NOTE: A copy of the full agenda package is available at the CVRD website www.cvrld.bc.ca

Marsha Stanley, Chair
Director Kent
Director Fraser

Pat Foster
George Robbins
Michael Kelly

Jenn George
John Morris
Jane Worton

Roger Hart

DISTRIBUTION:

Full Agenda Package:

DIRECTOR HUTCHINS, CVRD CHAIR
DIRECTOR MORRISON
WARREN JONES, CHIEF ADMINISTRATIVE OFFICER
TOM ANDERSON, GENERAL MANAGER, PLANNING & DEVELOPMENT
GEOFF MILLAR, MANAGER, ECONOMIC DEVELOPMENT
KATHY LACHMAN, EDC BUSINESS DEVELOPMENT OFFICER
MARIA LAURIDSEN, PRINCIPAL, COWICHAN CAMPUS, VANCOUVER ISLAND UNIVERSITY

Agenda:

DIRECTOR LEFEBURE	DIRECTOR GILES
DIRECTOR HARTMANN	DIRECTOR IANNIDINARDO
DIRECTOR LINES	DIRECTOR DUNCAN
DIRECTOR MCGONIGLE	DIRECTOR DOREY
DIRECTOR WALKER	DIRECTOR MARCOTTE
DIRECTOR WEAVER	

MARK KUEBER, GENERAL MANAGER, CORPORATE SERVICES
FELICITY ADAMS, MANAGER, DEVELOPMENT SERVICES, TOWN OF LADYSMITH
RUTH MALLI, CITY MANAGER, TOWN OF LADYSMITH
DAVE DEVANA, ADMINISTRATOR, DISTRICT OF NORTH COWICHAN
JOHN KOURY, EDC CHAIR, DISTRICT OF NORTH COWICHAN
JOSEPH FERNANDEZ, ADMINISTRATOR, TOWN OF LAKE COWICHAN
TOM IRELAND, ADMINISTRATOR, CITY OF DUNCAN
CATHY ROBERTSON, MANAGER, COMMUNITY FUTURES COWICHAN

Minutes of the Regular meeting of the Economic Development Commission held on Friday, February 17, 2012 at 7:30 am in the CVRD Boardroom, 175 Ingram Street, Duncan, BC

PRESENT: Marsha Stanley, Chair
Director Kent
Director Fraser
Roger Hart
George Robbins
Jane Worton (7:40 am)
Mike Kelly (8:08 am)

**ALSO
PRESENT:** Director Morrison
Cathy Robertson, Manager, Community Futures
Tom Anderson, GM, Planning & Development
Geoff Millar, Manager, Economic Development
Kathy Lachman, Business Development Officer
Judy Mills, Recording Secretary

ABSENT: Pat Foster
John Morris
Jenn George
Maria Lauridsen

**APPROVAL OF
AGENDA**

Two items were added to Correspondence and one item was added to Business Arising.

It was moved and seconded the amended agenda be accepted.

MOTION CARRIED

**ADOPTION OF
MINUTES**

It was moved and seconded that the minutes of the Regular Economic Development Commission meeting held January 19, 2012 be adopted.

MOTION CARRIED

CORRESPONDENCE

**C1
CITY OF DUNCAN**

The Economic Development Manager received a letter of invitation from the City of Duncan to their 100th anniversary on March 4, 2012.

**C2
John Morris &
Pat Foster**

John Morris sent an email to the Economic Development Manager stating he will not be standing for reappointment. Pat Foster submitted a letter to the Economic Development Commission stating she will not be standing for reappointment. Both terms expire March 31, 2012.

**BUSINESS ARISING
FROM THE MINUTES**

**BA1
QUORUM UPDATE**

The Economic Development Manager confirmed there was a quorum at the January 19, 2012 EDC meeting. The EDC Bylaw states a quorum is five members, one of whom must be a Director of the Board. A meeting booklet containing the Bylaws will be brought to future EDC meetings for reference. Roger Hart requested copies of the EDC & CVRD Commission Bylaws be sent out to all members.

**BA2
GOVERNANCE &
MEMBER
RECRUITMENT**

Chair Stanley handed out an EDC member skill assessment sheet. Currently there is low membership with terminations. An in depth discussion took place regarding member recruitment.

The Chair formed a sub-committee to provide direction for recruitment criteria; George Robbins, Directors Kent and Fraser. Kathy Lachman is willing to assist with research.

Further discussion ensued regarding the role of the Economic Development Commission.

The Sustainable Economic Development Strategy has set priorities. The sub-committee (Jane Worton, Director Kent and John Morris) still need to finish work updating success indicators and attach to strategy. Then the EDC can pick the best indicators. It was noted that in depth census data is not current.

The Economic Development Manager will communicate with Jane Worton regarding census information required and report back to Chair in April.

**BA3
RECOMMENDATION
TO THE BOARD**

The Economic Development Manager reported that at the February 8, 2012 Board meeting the EDC recommendation regarding Tourism Cowichan was amended and carried to create a Tourism Cowichan Restructure Committee.

**BA4
BUDGET PROCESS**

The Economic Development Manager handed out a staff report that will be presented at the Regional Services Committee meeting on February 22, 2012 and provided a brief summary report for members.

Members commented.

**UNFINISHED
BUSINESS**

**UB1
SUCCESS
INDICATORS**

Discussed under Business Arising item # 2.

REPORTS

**R1
TERM EXPIRATIONS**

John Morris and Pat Foster's term expirations were handled under Correspondence item #2. Mike Kelly's term will also expire March 31, 2012.

The EDC member contact list which includes member expiry terms was attached for information purposes.

**R2
MARKETING
COORDINATOR**

Tabled due to time constraints.

**R3
ISLANDS
AGRICULTURE SHOW**

Kathy Lachman provided a power point presentation outlining the success of the first ever Islands Agriculture Show held February 3-4, 2012 at Cowichan Exhibition Park. Highlights include:

- 148 delegates, 800 tradeshow attendees
- 25 volunteers, over 400 school kids
- 55 exhibitors took 65 booths
- 4 pieces of large equipment sold

The steering committee is developing a report for the Investment Agriculture Foundation that can be used for future shows and provide a template for other communities. They are considering forming a non-profit society to administer future shows.

Members commented. Suggestion to have an evaluation form for Cowichan region exhibitors regarding positive impact on their business. Important to measure economic impact after the show. Accommodation follow up is one tool that can be used.

George Robbins submitted a written note of congratulations to the Economic Development Manager and his team for a job well done.

NEXT MEETING

The Chair led member discussion for future meetings. It was agreed to set the meeting schedule for the third Thursday of each month at 7:30 am. Next meeting will be Thursday, March 15, 2012 at the Community Futures Boardroom.

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

MOTION CARRIED

The meeting adjourned at 9:25 am.

Certified Correct:

Chairperson

Secretary

Dated: _____



D1

STAFF REPORT

ECONOMIC DEVELOPMENT COMMISSION OF MARCH 15, 2012

DATE: March 7, 2012

FILE No: 0810-00-GRE

FROM: Rachelle Rondeau, Planner I

BYLAW No:

SUBJECT: Private Sector Green Building Strategy

Recommendation/Action:

That this report be received for information, and that discussion and feedback from the Economic Development Commission regarding a private sector green building strategy for the CVRD be provided at a subsequent meeting.

Purpose:

To introduce several approaches to encourage green buildings within the private sector, and obtain feedback on the goals, and policies of a CVRD private sector green building strategy.

Relation to the Corporate Strategic Plan:

Under *Sustainable Land Use and Healthy Environment*, the CVRD Corporate Strategic Plan has identified the following strategic actions:

- Develop a green building strategy/policy that supports environmentally friendly building practices;
- Develop and implement a program to recognize examples of excellence in sustainable community development;
- Review existing CVRD Bylaws and make recommendations for incorporating sustainable elements, and where needed, create new standards
- Implement Phase I and II of the Clean Technology Project.

Financial Impact:

The financial impact will vary depending on the scale, type of project, and the green building certification achieved. While green buildings may have higher initial capital costs, studies have shown that these costs can be reduced by designing buildings as integrated systems, and including the green elements as key features in the design (not as later add-on items).

With respect to a green building strategy that would target the private sector, financial impact to the CVRD will depend on the type of programming chosen. Limited to no additional resources would be required for policy development. However, research projects, education and outreach programs or incentive programs will require some financial commitment from the CVRD.

Under the current budget structure, any rebates on building permits would be lost income from the Building Inspection Division budget. However, the amount would depend on the uptake of the program and the level of rebate offered.

The financial impact to the developer or homeowner would be dependent on the green building techniques chosen, their familiarity with green building programs, and the scale/type of building.

Interdepartmental/Agency Implications:

The CVRD Board made the following resolution at their November 23, 2011 meeting:

"That, in consultation with the Environment and Economic Development Commissions, and a stakeholder committee, a private sector green building strategy be developed that would:

- a) provide financial incentives and recognition to builders/developers who build green, or establish a disincentive for non-green buildings, according to an established rating scheme or EnerGuide rating (e.g. 80 or above);*
- b) establish higher standards for proposed development through a rezoning policy and Official Community Plan policies;*
- c) continue integrating green building policies within planning documents."*

Feedback from the Environment and Economic Development Commissions is desired in order to provide input and feedback on the goals, priority areas, strategies, and possible certification requirements.

Input from a stakeholder or advisory committee will assist in providing feedback on the benefits and barriers to green building within the development industry, and best practices from other areas. As local government cannot impose additional regulations on buildings, voluntary measures need to be supported (e.g. through incentives/rebates), and green building policies should be included within planning documents to encourage new and redevelopment to build green.

The following sections of this report provide information regarding potential green building policy areas, and an overview of programs undertaken by other local governments for consideration.

As noted above, the three proposed mechanisms to encourage green buildings in the private sector are:

- financial incentives/disincentives;
- rezoning policy for new development;
- green building policies within planning documents such as Official Community Plans.

This report is being provided to introduce the topic of a private sector green building strategy for the Regional District, and targeted discussion regarding goals, targets and strategies will be required in order to inform development of the private sector green building strategy.

Staff are suggesting that the Economic Development Commission receive and review the attached information, and that a subsequent meeting be held to have a targeted discussion regarding the priority areas and targets.

Submitted by,


Rachelle Rondeau, Planner I
Development Services Division
Planning and Development Department

Reviewed by:
Division Manager:

Approved by:
General Manager:



Appendix A - Background:

The CVRD Corporate Strategic Plan identifies creation of a green building strategy as a strategic action supporting sustainable land use and a healthy environment.

A number of CVRD initiatives are already underway which support development of a green building strategy for the private sector:

- CVRD Corporate Strategic plan – overall direction for the CVRD, provides direction on strategic actions and work plans
- Regional Energy Plan – will establish targets for reduction in energy usage, renewable energy requirements
- Municipal Green Building Leaders¹- work with other local governments to advance policies that would reduce greenhouse gas emissions in communities
- Environment Commission - 12 Big Ideas Outreach and Feedback Advertorials
- Economic Development Commission – Clean Technology Strategy
- Sustainability Checklist – submitted with development applications to provide education on sustainable development and identify sustainable elements within their applications
- Integrated Regional Sustainability Plan – To be started shortly
- Sustainable Economic Development Strategy
- CVRD Bylaw No. 3422 – Building Regulation Bylaw (adopted September 14, 2011)

Green Building Policy Areas

The range of environmental impacts associated with new construction include the following:

- Building Energy Use;
- Transportation Energy Use;
- Water Consumption;
- Volume of Wastewater;
- Solid Waste;
- GHG Emissions; and
- Area of land converted to use for buildings (e.g. impervious surfaces, land clearing).

Certification or rating systems that verify a building as “green” identify points that can be achieved in each one of these areas (for reference, please see attached Appendix C LEED points checklist and BuiltGreen checklist).

The costs associated with obtaining points can vary from one area to the other.

A recent advertorial campaign done by the CVRD Environment Commission generated a number of ideas for green building including:

- A requirement for all new subdivisions to provide district heating;
- Energy audit requirements for dwellings up for sale;
- Increasing the energy efficiency standards for new construction;
- Mandatory green building materials (e.g. responsibly forested wood, recycled content);

¹ The CVRD, along with 11 other local governments, has partnered in the Municipal Green Building Leaders project of the Pembina Institute. www.greenbuildingleaders.ca

-
- Passive solar energy;
 - Solar hot water; and
 - That all new development be carbon neutral.

Local Government Tools

Without specific provincial approval to do so, local governments cannot adopt standards different or more restrictive than those within the BC Building Code. Therefore, the most readily available tools are land use planning and development tools, corporate policies, and programming opportunities.

Through participation in the Municipal Green Building Leaders program, it was found that adoption of an EnerGuide 85 standard for all new construction within the Electoral Areas would result in a reduction of greenhouse gas emissions of 5,064 tonnes CO₂e, and reduced energy consumption of 31,658 Mwh by 2020 from the business as usual scenario. Discussions about increasing the EnerGuide rating within the BC Building Code have established EnerGuide 80 as the next possible level.

To encourage higher standards of development than those within the BC Building Code, local governments can provide incentives or facilitate green buildings in private sector development by using policy tools such as rezoning policy to specify a certain standard (e.g BuiltGreen or EnerGuide 85), building permit rebates, and incentive programs.

Examples of strategies other jurisdictions have adopted include:

- District of Saanich – Green Home Building Rebate Program²
- Regional District of Nanaimo – Green Building Incentive programs³
- Bowen Island – Rezoning Policy
- City of Victoria – Green Building Policy Private Sector Development
- City of North Vancouver – Density bonusing for increased energy efficiency

Cost

Within the CVRD, the average building permit costs approximately \$2,000 - \$2,500 for a new home, which represents 1% of construction value based on fees of \$100.00 per sq. ft, assuming an approximately 1,500 sq. ft home (plumbing permits etc. are added separately).

In order to construct a home that is certified BuiltGreen, for example, not all green elements are methods that are within the final product but can instead be services provided in how the development is completed, e.g. waste diversion on a construction site. The average expected cost increase is variable depending on the level of certification chosen, the techniques used to achieve BuiltGreen, and the developer/builder's familiarity with the system.

Incentives/Rebates

In order to offset the increased cost and encourage construction of green buildings generally, financial incentives in the form of lower building permit fees, new rebates and quicker permitting processes are strategies that have been adopted in other jurisdictions to encourage green

² Saanich offers building permit rebate levels depending on the standard of development achieved (e.g BuiltGreen Silver, Gold or Platinum or EnerGuide rating achieved).

³ The Regional District of Nanaimo has developed a Sustainable Development Checklist for Residential, Commercial and Institutional Development that offers a series of rebates (ranging from \$500-1,000) depending on the score achieved. <http://www.rdn.bc.ca/cms.asp?wpID=2428>

building. Alternatively, when new fee increases are considered for Building Permits, green buildings could remain at the regular rate to incentivize green buildings.

With regards to rebates, for example, the Regional District of Nanaimo has developed an optional Green Building checklist that provides a ranking for each project (Development Permit and Building Permit applications) and depending on the final score, offers rebates ranging from \$500.00 - \$1,000.00. The checklist is a series of 'yes' or 'no' answers, where a score is provided based on 1 point per question. As part of this program, the RDN provides advice to applicants through their Sustainability Coordinator who helps assist applicants to achieve a high sustainability rating.

Within the District of Saanich, rebates of up to 30% of the building permit value are provided for BuiltGreen Platinum, EnerGuide 80, and R-2000. An extra 20% for a total of 50% of the building permit is available for rebate on homes less than 2,000 sq. ft. For a BuiltGreen Gold home, a 20% rebate of the value of the building permit is offered (Please find attached sample information from other jurisdictions, as well as the LEED and BuiltGreen checklists).

To develop a similar program, this would involve establishing the rebate amount for certification levels achieved, developing communication materials, and a review by staff of the EnerGuide labels, BuiltGreen or R-2000 certification for applicants to receive the rebate.

Possible concerns with establishment of a rebate program are the lost revenue to the Building Inspection Division, and philosophically whether taxpayer funds should be distributed to individuals via incentive programs. Existing rebate programs offered by the CVRD include a woodstove exchange rebate, funded in large part through a Provincial grant and low flow toilet rebate.

Density Bonusing

Density bonusing is being used by the City of North Vancouver to encourage high energy efficiency in new buildings through their zoning and Official Community Plan policies. This program permits a base density in the form of allowable floor space ratio. A higher density is permitted when a minimum of EnerGuide 80 is attained, which for a single family dwelling will result in the homeowner being able to put in a secondary suite. The value of the suite is greater than the increased costs of building to a higher energy efficiency standard. The program requires a certified energy advisor to assess the final energy rating, and their involvement can also provide advice to homeowners on low cost options to improve the energy rating.

Rezoning Policy

When applications for rezoning are received, increased energy efficiency and greener buildings are sometimes negotiated on an application-by-application basis. However, development of a rezoning policy would communicate the importance of green buildings to achieving sustainable community development.

Direct support opportunities

As part of a private sector green building strategy, consideration could be given to the Regional District financing access to a Certified Energy Advisor for new construction and renovation projects. This resource person would introduce to the public the value and potential trade-offs in increasing energy performance over time versus potential capital cost. The District of Saanich offers a free one-hour consultation with a green building consultant and the RDN also offers appointments with their Sustainability Coordinator as part of these programs.

An additional opportunity that would require further research would be to identify a number of pre-approved technologies or solutions similar to that of the solar hot water regulation, in order to reduce engineering costs for homeowners wanting to build green⁴.

Conclusion

To produce a high impact, the above-mentioned tools should be part of an overall green building/sustainable development strategy developed in consultation with the building industry, experts in the field, and local governments. Additionally, integration of green buildings with sustainable land use and transportation practices will result in larger benefits than a focus on buildings alone.

Green building policies are already, and should continue to be, integrated within planning documents (e.g. Bill 27 Green Communities legislation, low impact development/onsite rainwater management). A rezoning policy and other planning policies will communicate the importance of green building as a priority of the Regional District. In order to provide financial incentives to encourage homeowners/new developments to build green, a building permit rebate program for buildings that are verified BuiltGreen or Energuide 80 rating, or financial disincentives for non-green buildings, could also be established.

The CVRD Regional Energy Plan project being undertaken by the Regional Environmental Policy Division supports green building as it is intended to provide a series of policy tools and information that can guide and inform the development of the private sector green building strategy. Coordination between the Environmental Policy Division, who has been conducting research and developing tools, with the Planning and Development Department (including the Economic Development Division), who interfaces with the public and development industry, is recommended in order to produce a robust private sector green building strategy.

⁴ An additional cost of building green or using methods not contained within the Building Code is that these need to be approved by an Engineer, which increases the costs of the permitting process to the homeowner.

Appendix B – Glossary of Terms

BuiltGreen

is a third-party certified green building rating system creating homes that are energy efficient, and environmentally responsible and includes the use of resource-efficient, environmentally friendly, construction practices and products. BuiltGreen Gold requires a minimum EnerGuide rating of 77 and 100 points from the checklist.

Integrated Design Process: a whole building-design approach. It uses a multi-disciplinary team of building professionals who work together from the pre-design phase through to post-occupancy to optimize the building's environmental sustainability, performance and cost savings. This design approach recognizes that a successful green building is best achieved by planning the site, structure, components and systems as interdependent parts.

LEED Green Building Rating System (LEED Canada Project checklist)

Leadership in Energy and Environmental Design (LEED) is a voluntary, consensus-based system for developing high performance, sustainable buildings. It was created by the United States Green Building Council (USGBC) in 1993 largely to stimulate green building market transformation. It is a recognizable "brand" that is also used to recognize industry leaders, and raise consumer awareness.

LEED Certification – different levels of green building certification are attainable in the LEED Green Building Rating system – certified, silver, gold, and platinum. They are awarded based on the total number of credits earned in the categories of sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. The certification is granted after a thorough review of the project characteristics by the CaGBC.

Life-cycle costing analysis

Is an evaluation tool that assesses the net present value of the design, construction and operational costs of a building. It can also include qualitative measures such as the health and productivity of occupants, cost of environmental impacts and costs of social impacts.

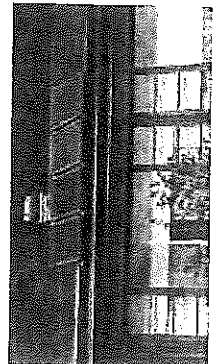
Appendix C – Rebate Program Sample, BuiltGreen and LEED Checklist.

How it works

1. Obtain a voucher for a free green building consultation. The green building consultant will guide you through any available programs and rebates available for renovators and new home builders.
2. For new homes, schedule a blueprint assessment with an EnerGuide Rating Service provider. They will provide you with a current and potential EnerGuide rating, and ways to upgrade the plans. Costs for this service vary.
3. Build or renovate the home.
4. Arrange for final testing of the home to receive an EnerGuide label.
5. For new homes, complete third party certification process.
6. Bring copies of EnerGuide labels and/or BuiltGreen, R-2000 or Power Smart certification to Saanich Inspections and receive your rebate for EnerGuide testing and/or building permit fees.



Fibreglass insulation



Solar panels

For more information

BuiltGreen BC
www.builtgreencanada.ca

Power Smart at Home
www.bchydro.com/powersmart
 ➤ Builders and developers

City Green
www.citygreen.ca

Saanich Green Building Rebate Program
www.saanich.ca
 ➤ Development



Oceanwood Built Green™ development, Saanich

Contact us at:

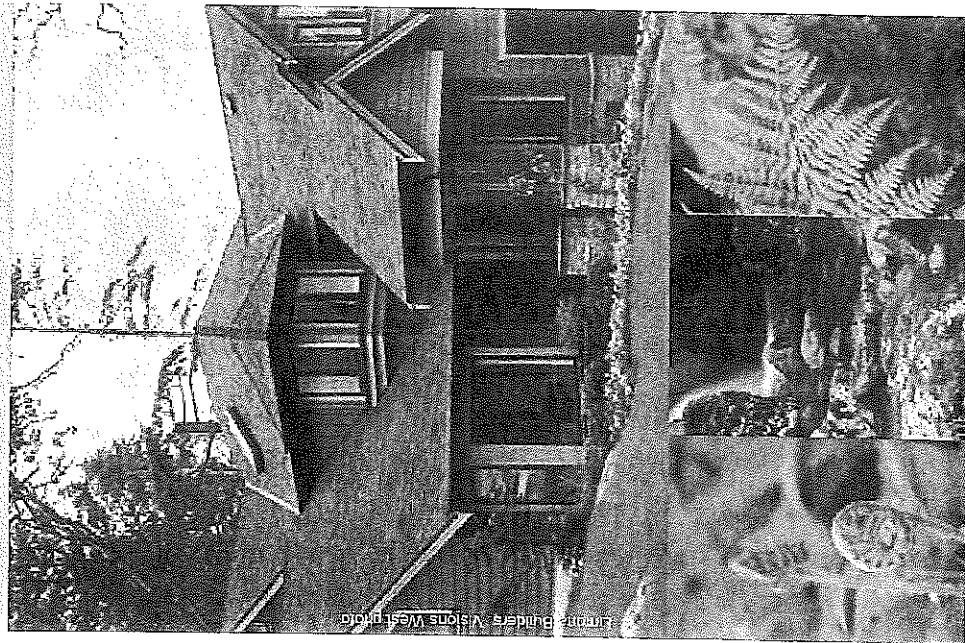


PLANNING AND
INSPECTIONS

Email: plansec@saanich.ca
www.saanich.ca
 Phone: 250-475-5471



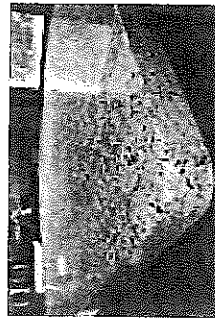
Green Building Rebate Program



Saanich Green Building Rebate Program

Green buildings are designed and constructed to maximize efficiency and comfort, without sacrificing style and beauty. Green buildings reduce the need for resources such as energy and water, thus reducing the environmental impact of buildings overall. Healthier for the occupants and cheaper to maintain, green buildings are a community asset.

The District of Saanich offers free green building consultation and rebates for renovations and new homes built to certified energy efficiency standards.



Glass-crete countertop



Low VOC paint



Rainwater swale

Our Commitment

Saanich green builders will be eligible for the following benefits:

1. Free one-hour consultation with the Green building consultant.
2. No-fee plumbing permit for solar hot water installation.
3. Promotional assistance (if desired).
4. Eligibility for awards/recognition.
5. On completion and certification, rebates of up to 30% of the building permit value. Additional 20% (total 50%) for homes under 2000 ft².
6. Rebate on final retrofit or new home energy assessment (\$150 value).

REBATES

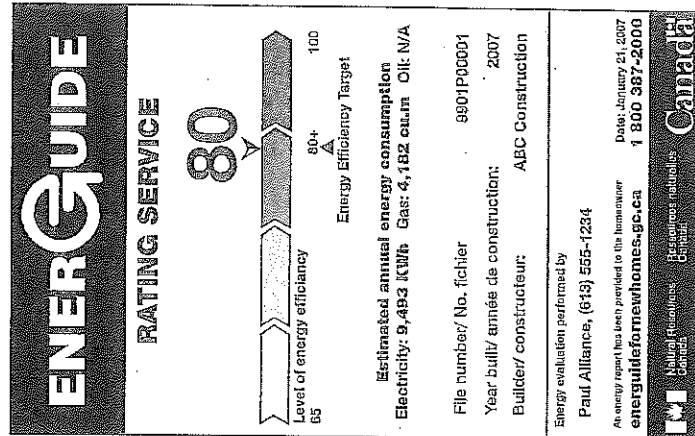
Rebate Level	EnerGuide Level
30%	
Built Green Platinum	82
Power Smart Gold	80
EnerGuide 80	80
R-2000	80
*Gold Renovations	80
20%	
Built Green Gold	77
Power Smart Silver	77
*Silver Renovations	77
10%	
Built Green Silver	75
*Bronze Renovations	75

*some conditions may apply

The EnerGuide Rating Service

An EnerGuide rating provides a standard measurement of a home's energy efficiency, on a scale from 0 to 100. EnerGuide ratings are calculated by a Certified Energy Advisor using information collected from the analysis of building plans and the results of a blower door test performed after the house has been built.

The EnerGuide rating is required for any Green Building Certification.



EnerGuide is an official trademark of Natural Resources Canada. Used under license.

BuiltGreen™ Checklist

Our checklist is a list of "green" criteria. It includes an energy efficiency requirement, and a menu of options in categories, addressing a range of "green" items from which the builder can select to meet the Bronze, Silver, Gold and Platinum achievement levels.

BuiltGreen™ Canada Members have the opportunity to submit requests for changes (additions, deletions, point value, etc.) to the BuiltGreen™ Checklist using the Checklist Change Request Form. The Checklist and the Checklist change requests are reviewed annually. The revised checklist is effective January 1 of each year.

Certification Levels

BuiltGreen recognizes its homes based on the criteria of the checklist described above, which will categorize its members into 4 levels of Green achievement: **Bronze, Silver, Gold and Platinum.**

BuiltGreen™ supports the use of lumber and gives a significant number of points for lumber use. Only products that have been submitted for verification can be approved, and are then certified by BuiltGreen Canada. To view a selection of products within the checklist categories below, view our [Product Catalogue](#).

Checklist Categories

	Bronze	Silver	Gold	Platinum
Energuide for New Houses Rating 2011	72pts	75pts	77pts	82pts
I. Operational Systems - Minimum 10/93				
II. Building Materials - Minimum 15/91				
III. Exterior and Interior Finished - Minimum 10/66				
IV. Indoor Air Quality - Minimum 15/53	76pts	90pts	100pts	120pts
V. Ventilation - Minimum 6/21				
VI. Waste Management - Minimum 7/32				
VII. Water Conservation - Minimum 7/48				
VIII. Business Practices - Minimum 6/31				



LEED Canada-NC 1.0 Project Checklist

Project Name

City, Province

Yes ? No

Sustainable Sites 12 Points

Y				Prereq 1	Erosion & Sedimentation Control	Required
				Credit 1	Site Selection	1
				Credit 2	Development Density	1
				Credit 3	Redevelopment of Contaminated Site	1
				Credit 4.1	Alternative Transportation, Public Transportation Access	1
				Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
				Credit 4.3	Alternative Transportation, Alternative Fuel Vehicles	1
				Credit 4.4	Alternative Transportation, Parking Capacity	1
				Credit 5.1	Reduced Site Disturbance, Protect or Restore Open Space	1
				Credit 5.2	Reduced Site Disturbance, Development Footprint	1
				Credit 6.1	Stormwater Management, Rate and Quantity	1
				Credit 6.2	Stormwater Management, Treatment	1
				Credit 7.1	Heat Island Effect, Non-Roof	1
				Credit 7.2	Heat Island Effect, Roof	1
				Credit 8	Light Pollution Reduction	1

Yes ? No

Water Efficiency 5 Points

				Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
				Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
				Credit 2	Innovative Wastewater Technologies	1
				Credit 3.1	Water Use Reduction, 20% Reduction	1
				Credit 3.2	Water Use Reduction, 30% Reduction	1

Yes ? No

Energy & Atmosphere 17 Points

Y				Prereq 1	Fundamental Building Systems Commissioning	Required
Y				Prereq 2	Minimum Energy Performance	Required
Y				Prereq 3	CFC Reduction in HVAC&R Equipment	Required
				Credit 1	Optimize Energy Performance	1 to 10

			Credit 2.1	Renewable Energy, 5%	1
			Credit 2.2	Renewable Energy, 10%	1
			Credit 2.3	Renewable Energy, 20%	1
			Credit 3	Best Practice Commissioning	1
			Credit 4	Ozone Protection	1
			Credit 5	Measurement & Verification	1
			Credit 6	Green Power	1
Yes	?	No			

			Materials & Resources	14 Points
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Y			Prereq 1	Storage & Collection of Recyclables	Required
			Credit 1.1	Building Reuse: Maintain 75% of Existing Walls, Floors, and Roof	1
			Credit 1.2	Building Reuse: Maintain 95% of Existing Walls, Floors, and Roof	1
			Credit 1.3	Building Reuse: Maintain 50% of Interior Non-Structural Elements	1
			Credit 2.1	Construction Waste Management: Divert 50% from Landfill	1
			Credit 2.2	Construction Waste Management: Divert 75% from Landfill	1
			Credit 3.1	Resource Reuse: 5%	1
			Credit 3.2	Resource Reuse: 10%	1
			Credit 4.1	Recycled Content: 7.5% (post-consumer + ½ post-industrial)	1
			Credit 4.2	Recycled Content: 15% (post-consumer + ½ post-industrial)	1
			Credit 5.1	Regional Materials: 10% Extracted and Manufactured Regionally	1
			Credit 5.2	Regional Materials: 20% Extracted and Manufactured Regionally	1
			Credit 6	Rapidly Renewable Materials	1
			Credit 7	Certified Wood	1
			Credit 8	Durable Building	1
Yes	?	No			

			Indoor Environmental Quality	15 Points
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Y			Prereq 1	Minimum IAQ Performance	Required
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
			Credit 1	Carbon Dioxide (CO ₂) Monitoring	1
			Credit 2	Ventilation Effectiveness	1
			Credit 3.1	Construction IAQ Management Plan: During Construction	1
			Credit 3.2	Construction IAQ Management Plan: Testing Before Occupancy	1
			Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1
			Credit 4.2	Low-Emitting Materials: Paints and Coating	1
			Credit 4.3	Low-Emitting Materials: Carpet	1
			Credit 4.4	Low-Emitting Materials: Composite Wood and Laminate Adhesives	1

Yes ? No

Credit 5	Indoor Chemical & Pollutant Source Control	1
Credit 6.1	Controllability of Systems: Perimeter Spaces	1
Credit 6.2	Controllability of Systems: Non-Perimeter Spaces	1
Credit 7.1	Thermal Comfort: Compliance	1
Credit 7.2	Thermal Comfort: Monitoring	1
Credit 8.1	Daylight & Views: Daylight 75% of Spaces	1
Credit 8.2	Daylight & Views: Views 90% of Spaces	1

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Innovation & Design Process

5 Points

Yes ? No

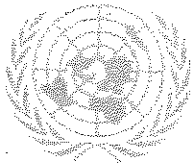
Credit 1.1	Innovation in Design	1
Credit 1.2	Innovation in Design	1
Credit 1.3	Innovation in Design	1
Credit 1.4	Innovation in Design	1
Credit 2.	LEED® Accredited Professional	1

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Project Totals (pre-certification estimates)

70
Points

Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-70 points



First Cowichan Event of the U.N. International Year of the Cooperative Planned for VIU

2012
International
Year of
Co-operatives



To celebrate the United Nation's *International Year of the Co-operative*, the Cowichan Valley Chapter of the Council of Canadians and Transition Cowichan are partnering with Vancouver Island University and Island Savings Credit Union to sponsor both a film screening and a workshop on co-operatives on March 23-24.

On Friday March 23, the film *Civilizing the Economy* will be screened in the Lecture Theatre at Vancouver Island University's new Cowichan Campus at 7:00 pm. This will be followed by a question and answer session with Tom Shandel, the film's director, and John Restakis, Executive Director of the B.C. Co-operative Association and the film's writer.

Civilizing the Economy is made up of two parts. Part one deals with co-operation in a market economy, by examining the phenomenal success of co-operatives in northern Italy. Emilia Romagna, with Bologna its capital, is one of the most productive and prosperous regions of Europe and generates 45% of its GDP from co-ops in small craft production, manufacturing and construction, ceramics and machinery, and many other sectors as well as ensuring food production, supply and quality by exclusive control over distribution through their own co-op supermarkets. Part two examines the changing (and shrinking) role of government in the delivery of social services. It looks at how the co-op model is being used to create new kinds of social service delivery models that are democratically controlled by the people who use and provide them.

The workshop will be held on the following Saturday morning (March 24) from 9:00 am to 12:30 pm at the Lecture Theatre of Vancouver Island University's Cowichan Campus. The workshop will feature a keynote address by John Restakis, Executive Director of the B.C. Co-operative Association and author of the acclaimed book *Humanizing the Economy*, which explores the rich history of the international co-operative movement and provides an in-depth look into real world examples. Themes will include: Industrial & Forestry; Food & Agriculture; Housing; and Social Co-ops.

About Co-operatives

The United Nations has declared 2012 as the *International Year of Co-operatives*, highlighting the contribution of co-operatives to social and economic development, especially in creating employment and reducing poverty.

Internationally the co-operative movement includes 800 million members in 85 countries, and is one of the largest and strongest movements in the world. In fact, there are more people employed in co-operatives than all the world's multinational corporations combined. In Canada, there are more than 9,000 co-ops, directly employing 155,000 people and including 4 out of 10 Canadians among their members.

Co-operatives offer an alternative social and economic model, where the enterprise is jointly owned and democratically controlled by its members, with one member having one vote. Co-operatives come in many different forms, including worker co-ops, consumer co-ops, housing co-ops, social co-ops, and credit unions.

