



## MEETING MINUTES

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<b>Committee:</b>	Climate Change Action Committee		
<b>Date:</b>	October 13, 2016	<b>Call to Order Time:</b>	3:07 p.m.

### Attendees:

Jeff Bateman, Chair	P	Michael Tacon	P
Councillor Ebony Logins	P	Mark Ziegler	P
Brent Blackhall, Staff	A	Andrew Moore, T'Sou-ke Nation	A
Laura Hooper, Staff	A	Steve Unger, Viridian Energy Co-operative	G
Katherine Lesyshen, Staff	A		
Patti Rear, Staff & Recorder	P		

P-Present, A-Absent, G-Guest

<b>Approval of the Agenda:</b>		<b>Moved</b>	√	<b>Carried</b>	√
Amendments	n/a				
<b>Approval of Minutes:</b>	June 23, 2016	<b>Moved</b>	√	<b>Carried</b>	√
Amendments	n/a				

<b>Agenda Topic:</b>	<b>Viridian Energy Co-operative</b>
<b>Presenter:</b>	Steve Unger
<b>Discussion:</b> <ul style="list-style-type: none"><li>• Steve Unger provided a PowerPoint presentation regarding solar panel usage for the municipal hall specifically and how solar might work in a broader community context.</li><li>• Viridian Energy Co-operative is a not-for-profit mandated to make solar power options accessible to communities in the Vancouver Island region by providing work in-kind, refurbished materials etc. through solar PD options (mainly grid-tie).</li><li>• Sooke has many residential houses that are equipped with solar paneling which can generate on average \$1,000 in energy savings/ year/ household. Sooke Nation installed solar paneling 4-5 years ago that generates approximately 77 KW each year. Viridian has tackled</li></ul>	

10 installations in Sooke since January 2016; in total, these solarized homes generate approximately 51 KW.

- This past weekend's Transition Sooke Ecohome Tour demonstrated that there is much interest and curiosity about solar in the Sooke region.
- Vancouver Island has better solar potential than Germany (1,100 KWh/KW vs 900 KWh/KW)
- Proposed that Sooke municipal hall could accommodate up to 50 solar panels (potential for 80 KW, resulting in \$9,000 savings/year on utility bill) and more if installed on a carport situated over the current parking lot. A rough guesstimated cost per installed panel would be approximately \$1,000/panel.
- Mr. Unger is in favour of the Committee's decision (January, 2016) to secure funding for an energy assessment of the municipal hall before any other steps are taken.
- There are many options for receiving grants to fund a solar project on the municipal hall such as FCM, District DCCs, Province of BC Offsets, SolShare, etc.
- The District could also enter into an agreement with BC Hydro to buy back energy not required at 10 cents/KWh
- There are many creative ways to encourage public participation in community solar projects (i.e., solar farms or the municipal hall itself) that would allow residents to invest in solar and lower their hydro bills without installing panels on their own homes.
- Contact for Mr. Unger is [steve@vecoop.ca](mailto:steve@vecoop.ca)

Mr. Bateman thanked Mr. Unger for his presentation and suggested that it merits an encore at a Committee of the Whole or regular Council meeting if Council wishes to learn more.

(Mr. Unger left the meeting at 3:45 p.m.)

Agenda Topic:	Discussion on Proposed Projects
<p><b>Discussion:</b></p> <p><u>RFP for Alternative Energy solutions</u></p> <p>Staff that project assigned to was not present to report on</p> <p><b>Action:</b> send information request to Brent Blackhall</p> <p><u>Update on DOS staff investigation:</u></p> <p>-Yard-waste collection and/or depot</p> <p>-Organic waste compost centre in Sooke</p> <p>Staff that project assigned to was not present to report on</p> <p><b>Action:</b> send information request to Laura Hooper</p> <p><u>EV charging stations</u> downtown and at Municipal Hall</p>	

Staff that project assigned to was not present to report on

**Action:** send information request to Laura Hooper

Councillor Logins reported that grants were available for municipal projects incorporating EV Charging Stations

**Action:** Councillor Logins to forward information to Patti to include in minutes

DOS engineering vehicle replacement: Hybrid/electric

Steve Sorenson was the staff employee researching this. Since he is no longer an employee of the District, perhaps Laura could update the Committee on this?

BC Air Quality Woodstove Replacement Program (2017)

The Committee had tabled discussion of the program last year with plans to reinvestigate. The 2017 application deadline of Sept. 23 has been missed, but it's worth looking at again. 40 percent of BC residents have had access to the program so far.

**Action:** Committee to consider applying for the 2018 program early next fall.

Zero Waste Sooke requests:

- Drinking water fountains – It's hoped a drinking fountain will be installed at John Phillips Memorial Park as part of the washroom installation. It's understood that the Sooke Museum will be installing a water fountain near the Visitor Centre. The Committee discussed Zero Waste's other locations for installing drinking fountains, including the town core and Ed McGregor Park. Cost would be approximately \$10,000 to install one vandal-proof, three-spout fountain (serving adults, children and dogs). Mark Ziegler reported that the United Nations has placed a tax on soft drinks. If District of Sooke Council endorsed then perhaps Council would be in more support of drinking water fountains as an offset.

**Action:** Mark Ziegler to look into the United Nations initiative and report back to the Committee.

- Resource Recovery Centre – The vision for this centre would be a single space where residents could take wood, electrical items, metal waste, etc. This would more likely have to exist as a private/public partnership.
- Plastic bag reduction campaign – was presented to Council at a Committee of the Whole meeting held in September. Home Hardware, Village Foods Market and Western Foods are all willing to support the idea of eliminating plastic bags if the District endorses it. Council has sought more information regarding the initiative, so the Committee has distributed a survey to community businesses.

**Action:** Zero Waste Sooke to report back to Committee and then Council on results of survey.

**Agenda Topic:**

**Pitt Meadows Green Leadership Team Overview**

- Patti Rear

**Discussion:**

- Ms. Rear provided an overview of the various projects that the Pitt Meadows Green Leadership Team undertook under her direction as Co-Chair of the Committee from 2007 to 2012 (refer to hand out provided that captures some of the early projects, which is included as an attachment to these minutes).
- Ms. Rear indicated that most of the earlier projects were conducted in-house and included behavioural changes by staff such as turning off monitors, lights and unplugging chargers to save money spent on energy consumption.
- Encouraged the Committee to take on simple projects that would have low costs (they started out with a \$10,000/year budget approved by Council for initiatives), but had effective impacts toward carbon foot-printing and reporting for the District (eg: low-flush toilet rebates, rain-barrel and composter subsidies). She suggested that perhaps policies could be set in place by Council to gain their support and confidence in initiatives (eg: "Green" Procurement and Purchasing policy, No-idling policy for fleet vehicles, development densification, etc)
- Ms. Rear supported Mr. Unger's suggestion for the municipality to undergo an energy assessment on municipal owned buildings. This would assist with determining projects that could be supported based on return on investment (ROI), which is usually a key factor Councils consider in determining capital projects to approve.
- She also encouraged public education on green initiatives (eg: website page on District site, Earth Day event with green vendors)

**Agenda Topic:**

**Roundtable**

Councillor Logins reported that Sooke achieved Level 3, Carbon Neutrality under the Climate Action Charter and received an award at UBCM for this.

Jeff Bateman reported that Transition Sooke's Eco-home Tour drew approximately 150 participants on the weekend (refer to brochure, which forms part of these minutes) and that Mayor Tait has declared Oct. 17-23, 2016 as Waste Reduction Week in Sooke.

Mark Ziegler suggested solar street lights as a potential future project for the District.

<b>Next Meeting:</b>	Committee to wait until decision from Council regarding Committee structure before scheduling next meeting.				
<b>Adjournment Time:</b>	4:35 p.m.	<b>Moved</b>	√	<b>Carried</b>	√

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Jeff Bateman, Committee Chair

### Currently doing - Administrative

- The Community provides garden waste recycling for all residents at no cost
- Full curbside recycling program for residents
- Recycling Paper & Cardboard
- Use of 100% recycled paper
- Used environmentally friendly adhesive for carpet installation
- Used carpet squares for easy replacement of small sections rather than replacing whole rooms in future
- Reused plumbing fixtures and doors during construction
- Upgraded furniture instead of purchasing new
- Installed high efficiency glass in new addition
- Motion sensor lights in low use rooms at City Hall
- Programmable Thermostats for energy efficiency – no heat/ac at night/weekends
- Insulated pipes during renovation of municipal hall
- Reduced number of hard copy Council Agendas – electronic now available
- New Multi function machines use less toner, more energy efficient
- Energy Star PC's and Monitors
- Recycling stations at each municipal building for paper/tin/glass/cardboard
- Filtered water coolers, not bottled
- Used environmentally friendly paint
- Recycling oil and antifreeze
- No use of pesticides on City works
- Recent construction included landscaping at Municipal hall where we planted 30 new trees, stone pavers that allow water filtration, water in pond re-circulates
- Turn it off Challenge Phase 1 and 2
- Silver rated laptops (EPEAT rating for environmental criteria met)
- Adjusted equipment controls and settings to incorporate sleep and shut down modes
- Communication - Publishing tips on Intranet, posters, etc.
- Composting tips brochure made available at city hall
- Turning off lights at the anytime the office is empty
- End of day shut down procedures for computers and monitors

### Currently doing – Development

- Pitt Meadows is part of a fast-growing urban region located in a primarily rural area, and for this reason it faces a unique set of challenges. Our Official Community Plan notes the need to protect rural land uses in the face of demands for housing and commercial development. (see separate section on OCP Policies)
- Smart Growth initiatives – densification in urban centre to concentrate people close to amenities (shopping, professional services, etc.) that they can walk/cycle to, and close to transportation like West Coast Express. Also concentrates the infrastructure and reduces need to follow sprawl. We maintain our rural areas.
- Bicycle paths are incorporated on all major roads to encourage bicycle transport
- Working on Smart Growth concepts for building permits – a checklist of green initiatives for new construction

\* Notes that initiatives can have a direct or indirect impact on the reduction of greenhouse gas emissions (GHGs), for example reuse or reduction of materials/supplies reduces the need for further production of new items, and therefore reduces energy consumption and GHGs



### Currently Doing - Community

- Community Recycling Program at Family Recreation Centre
- Recycling of eyeglasses for charity
- Recycling of tin can tabs for charities
- Sold old office equipment for charity
- Using 1 litre milk containers instead of single portions
- Circulation of green initiative ideas for cleaning supplies you can use "at home" to all staff

### Planning to Implement

- Energy Efficient lighting
- Energy Efficient HVAC
- Water conservation (metering, alternative sources)
- Auto sprinklers: sensors to restrict during heavy rain
- Consider life cycle costs for all new equipment purchases
- Quarterly green electronic newsletter
- Web page dedicated to being "green"
- Turf field (replaces the need for 7 grass fields, no fertilizer/water required)

### Possible Short Term Initiatives

- Watering City gardens with rain water
- Composters for residents

### Possible Medium Term Initiatives

- Offer residential oil/anti freeze recycling
- LEEDS certification for all new City buildings
- Rain barrels for residents

### Long Term Initiatives

- fleet management
- ISO 14001 certification
- Reserve fund for sustainability/green
- Food waste compost (City wide?)
- Alternate transportation options OR local employment to reduce commuting emissions
- EDAC – Green Summit to develop Pitt Meadows businesses (especially in industrial land – incentives)

**From:** [Ebony Logins](#)  
**To:** [Patti Rear](#)  
**Subject:** Charging stations  
**Date:** October-14-16 7:44:13 AM

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Good morning Patti,

As per our discussion on EV charging stations, here is the info I found at UBCM...

Charging Infrastructure Incentive through BC Fleet Champions Program

1. Fleet Business Case = free assessment of fleet vehicles to determine savings by adopting EVs.

2. [www.pluginbc.ca](http://www.pluginbc.ca) to apply for up to \$2,000 rebate off purchase/installation of a Level 2 charging station for fleet vehicles.

There is also a "pledge" at [www.westcoastelecticfleets.com](http://www.westcoastelecticfleets.com)

Ryan Davis is the contact: (604)-488-5365 & [rdavis@fraserbasin.bc.ca](mailto:rdavis@fraserbasin.bc.ca)

- Ebony

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Plugin BC: your hub to find out the latest on EVs in BC.

[www.pluginbc.ca](http://www.pluginbc.ca)

Plugin BC Representing groups and organizations that have been supporting the uptake of electric vehicles in BC. This is your hub to find out the latest on EVs.

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## Ecohome Tour Stops (west to east)

### 2358 Kemp Lake Road

This two-storey residence in a farmyard setting features heavy fir timber framing, 12" light clay exterior walls and 12" thick rammed earth clay/sand/cement thermal mass interior walls. Roof-mounted solar vacuum tubes power the radiant in-floor hot water system. Other features: A small outdoor solar cooker and a solar drying station for herbs.

**KC Natural Homes' Keary Conwright will join homeowner Martin Bissig for the 2 p.m. tour.**

### 3680 Otter Point Rd./ ALM Organic Farm

After attending the first Natural Building Symposium in Cottage Grove, Oregon, ALM's Mary Alice Johnson, her late husband Jan and Holger Busch built this 1996 cob house -- a warm, functional, magically curved dwelling made from clay, straw and (the primary expense in the \$3k project) a tongue-and-groove ceiling and cedar-shake roof. Elsewhere on the farm is a 12x12 tiny home, a cob oven and cob sauna.

**Farmgate harvest stand.**

### 3022 Michelson Road

Now one-third complete, "The Cottage in the Woods" is a unique rammed-earth home being built by contractor Tony Johnson for his family on a forested Otter Point acre. The ground-floor rammed earth walls are complete; building materials will include lumber felled, milled and dried on site, salvaged under-slab insulation, a seamless metal roof, and green foaming formwork material. Tony is documenting the project at his Earth House Holdings blog.

**A rocky footpath leads to the building site.**

**Please park on Michaelson Rd. and walk in**

**several hundred yards.**

### 2179 Henlyn Drive

Since 2008, Lee and Stephen Hindrichs have been transforming an ordinary 30 year-old house on a 1/3 acre lot in suburban Sooke. What started as a mainly treed property with a small garden has evolved into a diverse oasis of annuals and perennials. Based on permaculture principles, the food gardens and supporting infrastructure include rainwater catchment, grey water irrigation, water filtration, solar power and a team of industrious worker chickens.

Guest: Viridian Energy solar expert Clayton Fischer.

**Park with care along Henlyn Drive.**

### 7239 Ella Road

"Beautiful, reliable, affordable, environmental and lightweight" is how Forest Adam characterizes the tiny homes he builds through his local company Homes With Love. A case in point: The 135 sq. ft. dwelling created this summer for wildcrafter Dante Chicano and his family. Features include a king-size loft bed; a downstairs bed that folds, in turn, into a bench and storage unit; comfortable hemp/jute fibre walls; solar, grid, and wood stove power; separated grey and black water systems; and no polyurethanes or other offgassing synthetic products inside. Dependent on finishings, Forest's tiny homes cost between \$15 and \$25k

### 6860 Banner Road

Early this year, the Stick in the Mud Cafe's David Evans hired Viridian Energy to install a 25-panel, 7.2kw photovoltaic system for his home. The array has since been pumping upwards of 45kw hours per day into the grid, covering Evans' own energy needs while also so far earning him a bonus 4000kw hours of credit that will help keep his bills low this winter. Evans and Viridian's Steve Unger will discuss how the initial outlay (\$18k) will pay off in the relatively short term and how solar might be a good fit for your own roof.

**Please park safely on Pyrite or Opal Place;**

**Banner Rd. is a cul-de-sac with minimal parking.**

### 6681 Horne Road/ Harbourside Cohousing

Harbourside is a senior-oriented cohousing community with 31 units divided between an apartment building, three duplexes and three fourplexes. Tours begin on the hour with a slide show, refreshments and presentation in the Common House. Harbourside is certified gold by Green Built Canada and is a model of how a complex can be built to an environmentally high standard by investing wisely at the front end so that the running costs over time are kept low.

**Parking is available behind the Anglican Church off Murray Road or in the public parking lot at the corner of Murray and Horne roads.**

**Site visitors are not allowed to wander on the site unless they join a tour.**



**TRANSITION  
Sooke**  
Local people, strengths & solutions

## The Sooke Ecohome Tour

Saturday, October 8, 2016, 10 am to 4 pm

Seven shining local examples of how the alt-energy, micro-home and natural building revolutions are taking root in the Sooke region.

Informally formal tours will begin on the hour between 10 and 3 p.m. at each tour stop. Drop in anytime to join tours in progress and/or for visits and chats with the owners and their expert guests. Please leave your pets at home or in vehicles.

This is a self-guided tour that can be done in any order over the 19km circle route. Keep your ticket handy and be prepared to show it at each location.

**Thanks to our sponsor, the Real Estate Foundation of British Columbia, and for financial support to BC Hydro and the District of Sooke.**



#### THE FINE PRINT

##### Event Insurance Disclaimer

The holder of this ticket voluntarily acknowledges and assumes all risks related in any way to the event (including, without limitation, risks of personal injury, property loss and/or damage) arising or resulting from any cause whatsoever prior to, during or after the event.

##### About Transition Sooke

The Sooke Transition Town Society is a citizen's initiative working towards a resilient and sustainable community grounded in Sooke's people, strengths and traditions. Learn more at [www.transitionsooke.org](http://www.transitionsooke.org)



Tony  
3022 Michelson Rd

Mary Alice / ALM Farm  
3680 Otter Pt Rd

Martin & Christine  
2358 Kemp Lake Rd

# 2016 Sooke Eco Home Tour

Dante  
7239 Ella Rd

Lee & Stephen  
2179 Henlyn Dr

Dave  
6860 Banner Rd  
(Just off Pyrite)

Harbourside Co-Housing  
6669 Horne Rd

