

BUILDINGS GROUP

BUILDINGS GROUP 1a

1. Why – Viable healthy community

2. Why – jobs/business opportunity

3. Why – local material supply

4. Why – Health for people

5. Why – Embodied energy/carbon budgeting

6. Why – retrofitting existing housing

7. Why – new types of technologies

8. Retrofitting housing

- a) Compost toilets allowed on Islands Trust
 - b) Energy audits of existing homes
 - c) Encourage blown in insulation (types)
 - d) Disincentives for high carbon/oil based and toxic products
- Policy Suggestion: No HST on energy saving supplies

9. Look at the business case and levels and abilities based on income. Make \$ not a stumbling block.

10. Healthy Homes

- a) Promotion of toxic matter (Ban materials)\
- b) Alternative list of products to use by homeowners
- c) Increased supply and sources – educate building supply shops on the Island
- d) Update building codes to have healthy materials certification

11. Local Materials/Job Creation/Demand

- a) Get into simple/basic materials
- b) De-materialize construction

c) Help to encourage natural materials –cob, ramn earth,wood,stone,wool,denims

12.Regulations

a) Adjust building permit fees for natural materials and energy efficient and passive energy design.

13.How can we deal with conflicting priorities? NIMBY on SSI.

- a) Create more affordable housing to sustain community
- b) Viability of green homes/long term residents and job creation as it relates to buildings
- c) Increase the dwellings that are 150-200 sq ft that don't require permits
- d) Islands Trust to speed up affordable housing and microhousing projects
- e) Encourage buildings in core to lower energy from housing and transportation
- f) Increase densities/multiple dwellings in core areas
- g) Encourage brown/grey development ad not land that can be used for farming.

14.Reminder of TBL in building and homes

- a) Speak to commercial and residential
- b) CRD to take leadership on ICI buildings – i) pool, library etc; ii) living buildings
- c) Development permit stage must be more aggressive on overall design (TBL) ?
- d) Building permit fees increase per square feet to encourage small, compact and passive design
- e) More number of bathroom fixtures = more expensive fees
- f) Redefine “family” as it relates to buildings/co-housing bylaws/segregated “kitchen/bath” – encourage co-housing and sharing.
- g) Rainwater harvesting
- h) Home based business
- i) Advocate changes to BC Building code to enhance envelop efficiencies

Building Group 1b

New Construction/Renovations

The Way we Live in our Buildings

The Way we Manage and Maintain our Buildings

1. Need to share more stories about how to keep houses small and yet more usable and energy efficient through renovations

2. LEED

3. Frustration is very high since the island has had great ideas and visions since 1992 but nothing really substantial has been achieved
4. Real question is what does it take to effect change in our building stock?
5. Library's reluctant and incremental approach to green technologies and local innovations, driven largely from outside, is a typical example of our lack of pioneering in precisely those public projects which should be catalyst projects
6. Island needs to focus on how to upgrade the more recent stock – the 15-year-old house, since so many are leaky and large.
7. Perverse taxation actually represents a disincentive to improving housing
8. Island needs a new self-image to help galvanize an appropriate response to building retrofit: one option is to build on the great success of our recycling programs and services
9. A central need is to empower all the DIY homeowners on this Island, since so much activity is already happening or latent. Example options include:
 - a) Upgrade training of trades & counter clerks through special on-island training, since they are on the front lines of information dissemination and decision-making
 - b) Require Eco-labelling and rating of buildings at the time they are sold, Develop local programs to ensure that the various provincial and federal grants become comprehensively applied by our homeowners
10. Our prime goal should be to take a long view and create a true legacy – an extended mandate that interprets the Islands Trust to include BOTH the natural and built environments! – and that helps to rationalise why we focus on creating a built environment that is spectacular and sustainable and that conserve the special features for enjoyment by others, now and in the future
11. Re-phrase targets for the built environment in positive terms and as end states. In other words, we should not target a reduction in GHG as our key goal, but rather the end states we are desiring: End state goals
 - a. net zero
 - b. nothing toxic
 - c. built to last – 200 years
12. Removing toxins from our air, water, soil and food is a process that must be extended to include the materials from which we create the entire built environment
13. A new governance system is needed to properly steward built environments – we should consider adding a

trustee or two who are unborn and not beholden to today's voters with their short-term special interests - leave the long-term decisions and issues to these unfettered, non-politicians
14. Consider tying space to performance: existing housing and add space/suites only if total GHG rating of the expanded dwelling is equivalent to or less
15. We should request a new provincial code for existing house suites
16. We should create a new 'rural' standard for sum of total energy required from on-site renewable energy. Rural properties have more land and resources nearby, and this should offer not only views and privacy, but also an expectation of greater self-reliance and reduced dependency on remote and scarce resources.
17. Large new homes, and massive renos, should be used to address some of the problems they create. We can do this through a new 'Social responsibility mechanism' wherein for every sq. ft. over a given threshold, you are required to provide a sq. ft. Affordable, energy efficient housing elsewhere on the island (or equivalent)
18. An exceptionally high quality built environment can be best understood as a key gift from us to future residents
19. We need to emphasise the 'Right to Light' more effectively in our planning and regulations. We can start by following Whistler's lead and adopting a version of their green building guidelines, including the requirement for sunlight reaching living areas for several hours in November.
20. Engineering and costs should go up if you are not green guideline compliant, with the revenue used directly to cover costs of assisting property owners who are trying to apply the guidelines.

Buildings Group 2

New Construction/Renovations/the way we maintain and interact with buildings

Interests: Green building systems and features in retrofits.

How to live "small" and with "less stuff".

Telling the story and living experiences

Building homes from scratch: learning new approaches

Combined work/live spaces

Grid positive/off the grid living

1. More incentives at local, Regional, provincial and national levels:
 - a) Rainwater harvesting, grey H2O
 - b) Renewable energy systems
 - c) Low energy use materials

2. Building information center and promotion of websites like CityGreen to educate residents on incentives/programs
3. Advocate progressive/enhanced BC Building Code
4. New developments should have communal geothermal
5. Commercial and Institutional buildings should be done to a higher standard eg LEED platinum/living buildings/new equivalents like passive house, certification
6. Rural v Village buildings – codes, bylaws, and mandates should be different to respond to different strengths
7. Islands Trust Committees- should be looked at more holistically – built environment v. buildings
8. How can we make housing more affordable? – land, buildings, materials, tradespeople
9. Building permit fees on a sliding scale to encourage smaller, more energy efficient homes
10. Energy ratings with sale of homes
11. Developing walkable, livable village
12. Multi dwellings/commercial buildings should have sustainable transportation infrastructure
13. Is there a way to take \$ from building sales to be used for affordable housing and sustainable transportation infrastructure
14. Encourage urban agriculture/more food growing with homes and buildings
15. Social marketing campaign for “rural green living” – Self Sufficiency is Sexy – Driftwood Articles, Islands Trust Awards
16. Transition checklist into regulations?
17. Edible landscapes// public and private lands

Buildings + the Built Environment – What Session 1 Got Excited About

- 1. The Islands Trust and CRD should:**
 - a) Encourage smaller homes and dwellings**
 - b) Encourage cooperative living and co-housing**
 - c) Encourage natural and alternative building materials**
 - d) Encourage local materials**

- 2. We need to educate people/regulators and local businesses to use materials that are:**

a))Low embodied energy

b) Low toxic

3. Buildings are only one part of a viable, healthy, affordable community on SSI

1. Social marketing campaigns

a) Self sufficiency is sexy

b) Eco-home tours, stories from small living, Driftwood articles

2. More incentives at all levels to reduce energy consumption and sustainable buildings, eg rainwater harvest, renewable energy systems

3. Funds from the sale of homes (\$ amount/%) to contribute to affordable housing projects and sustainable transportation infrastructure.