



CITY OF YELLOWKNIFE

MINUTES

COMMUNITY ENERGY PLANNING COMMITTEE

September 20, 2018 at 12:00 p.m.

City Hall, Upstairs Boardroom

Minutes of a meeting held on Thursday, September 20, 2018 at 12:00 p.m. in the Upstairs Boardroom at City Hall. The following Committee members were in attendance:

Chairperson: Councillor S. Morgan,
Mayor M. Heyck (ex-officio),
S. Anderson,
D. Wohlgemuth,
J. Carr,
R. Sexton,
R. Gervais,
C. Scott, and
D. Fetaz.

The following City of Yellowknife directors were in attendance:

C. Greencorn,
N. Naidoo, and
K. Penney.

The following representatives of the Public were in attendance:

A. Robinson.

The following members of Administration were in attendance:

M. Auge,
C. Vaughn, and
C. Kida.

Call to Order

1. Councillor S. Morgan called the meeting to order at 12:10 p.m.

Disclosure of Pecuniary Interest

2. There were no disclosures of pecuniary interest.

Approval of Agenda

3. Councillor S. Morgan requested that an item be added to the end of the agenda on a potential Lunch & Learn about electricity rates. R. Sexton requested that an item be added on next steps regarding energy efficiency building standards, and R. Gervais requested a related item on



information-sharing with the CEP Committee regarding energy efficient building practices in Yellowknife. Members requested that both items on energy efficient building standards and the Loans for Heat (LIC) program be discussed earlier in the agenda right after approval of Minutes from June 5, 2018.

M. Heyck moved,
S. Anderson seconded,

That the Agenda be approved as amended.

MOTION CARRIED UNANIMOUSLY

Approval of the Minutes

4. D. Wohlgemuth moved,
D. Fetaz seconded,

That the Minutes of the meeting held on June 5th be approved as presented.

MOTION CARRIED UNANIMOUSLY

Energy Efficient Building Standards

5. Committee discussed about the role of the Community Energy Planning (CEP) Committee in developing new efficient building standards for Yellowknife, the next steps and what an appropriate process for developing the standards might be.

Committee expressed frustration and disappointment that Council ignored a unanimous recommendation on Energy Efficient Building Standards from the Committee. Committee debated whether it would be effective to issue a new recommendation reiterating the previous one and recommending that new standards be put in place as soon as possible to make the current no energy building standard as short as possible.

Committee expressed appreciation for the presence at the meeting of Nalini Naidoo, Director of Planning and Development and Kerry Penney, Director of Policy, Communications and Economic Development. All parties emphasized the need for collaboration between multiple departments in order to make CEP implementation successful going forward.

Nalini Naidoo emphasized Administration's commitment to work with CEP in the review of the Building Bylaw, including the energy efficient building standards aspect. Nalini Naidoo noted that Administration will be consulting various stakeholders on aspects related to the Bylaw such as: appropriate target/standard, regulatory structure, implementation and enforcement. Nalini Naidoo further noted that if requested individual Committee members could be added to the monthly email updates sent by the Planning and Development Department about the Building By-law review. Some Committee members noticed that it was not the role of the Committee to advise on the enforceability of particular approaches to regulating energy efficiency in new buildings.



Nalini Naidoo noted that in regards to timing it would not be possible to prepare the new proposal for the new Bylaw for the current Council before October 15, 2018 election.

Nalini Naidoo further noted that Administration will follow-up with the Chair and the Committee in regards a process and a timeline for moving forward with the development of the new energy efficient building standards.

Information Sharing Regarding Energy Efficient Building Practices

6. Committee requested clarification on what information can be shared with CEP and with the public in regards to energy efficient building practices in Yellowknife and rates of compliance with the EGH80 (EnerGuide for Housing) Standard. Committee members agreed that for any new standard going forward, compliance rates and challenges should be documented and tracked in order to monitor the success of the standard and ensure continuous learning and improvement.

Action: Councillor S. Morgan to follow up with the SAO (Senior Administrator Officer) how information in regards to energy efficient building practices in Yellowknife and rates of compliance with the EGH80 (EnerGuide for Housing) will be shared.

Discussion on Loans for Heat (LIC) Program

7. Committee discussed the Loans for Heat report completed for the City of Yellowknife in 2015 and included as an attachment to the CEP 2015-2025 plan. The report outlines options for developing a Local Improvement Charge program focused on helping residents complete home retrofits related to energy efficiency and renewable energy.

Councillor S. Morgan explained that the Legislative Assembly has proposed changes to territorial legislation, the CTV Act that would allow for programs such as Loans for Heat to be implemented. Debated about the Bill will take place in October at the Legislative Assembly. The City of Yellowknife is getting prepared to initiate work on implementing such a program if the Bill is passed.

Committee emphasized the importance of ensuring that any new City program ties in with and complements existing programs delivered by Arctic Energy Alliance (AEA). J. Carr, Arctic Energy Alliance representative, noted that AEA currently offers grant programs as well as highly subsidized energy evaluation for existing homes.

It was recommended that Administration research the Property Assessed Clean Energy (PACE) program recently approved in Alberta enabling clean energy home improvements.

Administration noted that currently, there is no City staff person or position allocated to administering this program therefore it would be helpful to make administration as simple as possible and carefully consider any new human resources required.



Committee discussed about what retrofits should be eligible and supported the focus on heating retrofits, and choose retrofits that would allow the highest amount of Green House Gas (GHG) emission reductions.

Discussion about whether the program could accommodate retrofits extending across multiple properties took place. Administration noted that it could theoretically be possible however it would need to research implications.

Committee agreed that in terms of program delivery an energy audit should be the first step for any applicant. Committee further agreed that identifying specific barriers at the early stage of the program such as target audience, insurance for wood stoves, certification for wood stove installation etc. would help the program to be effective.

Committee noted that careful consideration should be paid to how the retrofits are purchased. It was noted that there are program delivery mechanisms that could address financial barrier, such as Halifax's SolarCity program. Committee further noted that many of the key barriers are not necessarily financial. Committee agreed that strong partnership with Arctic Energy Alliance (AEA) would be essential to successful deliver this program given that AEA already provides many of these services. J. Carr, AEA representative, noted that substantial federal funding is expected in this area for the next 3 years, resulting in enhanced rebate and grant programs to be delivered through the GNWT/AEA.

Committee suggested that the City work with appraisers/real estate agents to ensure that potential home-buyers fully understand the LIC program as it may apply to the property being purchased, so they do not pay for the energy retrofit twice. Members noted that it would legally have to be mentioned in the tax certificate.

Administration clarified that legislation stipulates that the City is not allowed to borrow money for LIC's. In terms of start-up funding, Administration will research grant opportunities from the Federation of Canadian Municipalities (FCM) and Federal Government.

Action: Councillor S. Morgan to invite key stakeholders from Arctic Energy Alliance, such as Ken Baigent and new Executive Director Mark Heyck, to any future meetings on this topic.

Action: R. Sexton, GNWT representative, to investigate whether start-up costs for an LIC program could be eligible for any GNWT funding.

Update on 2018 Projects Related to the CEP

8. The updates are as follows:
 - a. **Design for the City Hall/RCMP/JTFN biomass boiler (\$130K)** - The design contract has been delayed because the Legislative Assembly has expressed interest in being tied into the district heating system. As Administration consider this possibility, the budget for the design work will be carried over into 2019.



- b. **LED interior lights for City facilities (\$100K)** - Ryfan has recently completed an inventory of all existing interior lighting; the next step is to get a quote to establish a contract for retrofitting interior lighting with LEDs.
- c. **Waste Audit/Strategic Plan follow up (\$50K)** - The Waste Audit and Strategic Plan was presented to Council in May 2018, and approved by Council on May 28. Administration has been working on an Implementation Plan which will be presented to Council on September 24, which includes items to be completed during the remaining months of 2018.
- d. **Active transportation strategy (\$25K)** - Dillon Consulting was awarded the contract for completing an Active Transportation Strategy, in coordination with Community Services. They are working closely with the Transportation Issues Committee, and will be holding public consultation sessions in October.

Updates on other items were:

- a. The CarShare program is officially in operation – 2 cars have been purchased; they are being fitted out with hardware and software so in upcoming weeks they will be available for people who join the CarShare. A partnership agreement between the City and the CarShare coop about the purchase and shared use of electric vehicles is still being finalized.
- b. Andrew Robinson completed a study on electric vehicles for the City.

Action: Councillor S. Morgan to provide a full summary update via email to Committee members on the progress made on 2018 CEP-related projects, and circulate the electric vehicles study completed by Andrew Robinson once it is available for public distribution.

Proposed CEP Related Projects for Budget 2019

- 9. S. Morgan informed Committee that the following items are being proposed for Budget 2019:
 - a. Full time Sustainability Projects Coordinator in addition to the current one to allow compost program to be done in-house.
 - b. \$250,000 Feasibility Study – District Heating System for City Hall/JTFN/RCMP in addition to the design work that will be carried over from 2018.
 - c. \$300,000 Trail Connection – Frame Lake West - from end of current paved trail to tunnel near Coop.
 - d. \$100,000 – Waste Audit/Management Plan Implementation.
 - e. \$50K – Public Transit Review/Remodel.

Administration noted that funds could be added for design/start-up of the Energy Efficient Retrofit LIC program if the changes to the CTV Act are approved by the Legislative Assembly.

Lunch & Learn on Electricity Rates

- 10. Councillor S. Morgan noted that there is interested in organizing Lunch & Learn events for the public on energy-related topics. D. Fetaz, ATCO representative, has expressed interest in being a co-presenter at a Lunch & Learn event focused on understanding electricity rates. Other Committee members interested in helping organizing this event are: C. Scott, as well as other members of the Transportation Issues Committee; J. Carr, D. Fetaz, and R. Sexton. Andrew Robinson also offered to assist the event.



Upcoming CEP Meetings

11. Further meetings will be arranged after the election on October 15, 2018.

Adjournment

12. C. Scott moved,
R. Sexton second,

That the meeting be adjourned at 2:25 p.m.

MOTION CARRIED UNANIMOUSLY

Prepared: October 17, 2018 SM/ck