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March 23, 2016

Room 112, Parliament Buildings
Victoria, BC V8V 1X4

Dear Hon. Minister Mary Polak

Re: BC Climate Leadership Plan Submission: Phase 2 Consultation – Real Estate Foundation of BC Comments

This submission contains the Real Estate Foundation's comments for the second round of consultation on the BC Government's forthcoming Climate Leadership Plan for the Province. Since our original submission in October 2015 ([attached](#)), we have reviewed the Climate Leadership Team's 32 recommendations and the Province's January 2016 Consultation Guide for the Climate Leadership Plan.

The Real Estate Foundation (REFBC) is pleased to offer comments based on our experience over the past 27 years collaborating with diverse organizations and funding more than \$73 million in grants for real estate and built environment related activities across BC. Through grant funding and other initiatives, REFBC helps identify changes that lead to a more sustainable built environment and reduced greenhouse gas (GHG) emissions. Recent examples include:

- [Public Views on Sustainability and the Built Environment](#) (Public Opinion Research conducted by McAllister Opinion Research on behalf of REFBC, 2015)
- The Built Environment in BC: Status, Trends and Future Prospects [Discussion Paper](#) and [Synthesis Report](#) (by MODUS on behalf of REFBC, 2015)
- [QUEST BC Community Energy Symposium - How can we meet Climate, Energy and Quality of Life Goals through land use and transportation?](#) and [Local Low Carbon Agenda for Provincial Prosperity](#) (REFBC sponsored, Jan. 28, 2016)
- [Accelerating Progress Towards a Sustainable Built Environment in BC](#) (REFBC hosted workshop, Feb. 18, 2016)

REFBC recommendations on the Climate Leadership Plan January 2016 Consultation Guide are summarized below. Additional details are in the attached submission.

- REFBC encourages the Province to incorporate REFBC recommendations from our [October 2015 submission](#) into the Climate Leadership Plan;
- REFBC supports the Climate Leadership Team's package of 32 recommendations and endorses the goal for policy commitments by the end of 2016. We also recognize and support a strengthened carbon tax as an essential policy tool for reducing carbon pollution across all sectors of the economy. A recent public opinion research poll commissioned by the REFBC indicates that at least two-thirds of British Columbians want more energy efficiency (73%),

green buildings (68%), sustainable transportation (66%) and public transit (66%). The majority (61%) also want more smart growth.

- REFBC strongly recommends that additional strategies be developed and incorporated into the CLP to address the role of integrated land use and transportation in reducing per capita building, infrastructure, and transportation emissions across BC. Specifically:
 1. Provide local and regional governments and the Province with better access to tools that can compare the full costs of land use and transportation choices, and facilitate integrated solutions at the local, regional and provincial level;
 2. Update the Climate Action Charter with new tools and incentives for measuring and reporting on communities' greenhouse gas emissions, and continue support for accurate, up-to-date community energy and emissions inventories;
 3. Align Local Government enabling mechanisms and areas of authority with sustainability objectives and smart growth principles;
 4. Support new models and tools for local and regional governments that align the financial rules of the system with sustainability objectives;
 5. Support better public engagement and understanding of the alignment between land use and transportation decisions and community values for healthy, livable, resilient communities;
 6. Ensure Regional Growth Strategies and Official Community Plans have GHG reduction targets embedded, and provide support, tools and incentives for local government Community Energy and Emissions Plan implementation, monitoring and updates;
 7. Support smart growth principles through the integration of transportation and land-use planning, with a coordinated effort at the provincial, regional and local levels;
 8. Secure significant and consistent senior government funding for public transit;
 9. Support stronger regional coordination of integrated transportation and land use planning, policies, investments and targets;
 10. Establish a provincial working group on integrated land use and transportation.

The proposed Climate Action Leadership Plan 2.0 presents a critical opportunity for renewed progress on essential climate action goals for BC and Canada. Despite significant effort and attention by many organizations over the last 20 to 30 years, BC's built environment itself is generally not becoming more sustainable and the trajectory of GHG emissions have gone up in recent years. The Foundation strongly encourages the Province to turn its goals for reduced emissions into concrete actions based on the recommendations above. We recommend the Plan be accompanied by informed,

science-based policy, implementation and accountability levers, and the necessary resources to ensure critical outcomes for BC are achieved.

Through our work with numerous grantees and partners, we have witnessed how climate change poses increasing risks to infrastructure, built and natural environments and the people of British Columbia, and look forward to working with the Province and other key leaders to support a strong Climate Leadership Plan for BC.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack Wong". The signature is fluid and cursive, with the first letter "J" being particularly large and stylized.

Jack Wong
CEO, Real Estate Foundation of BC

CC:

Hon Christy Clark, Premier
Susanna Laaksonen-Craig, Head, Climate Action Secretariat
Hon Peter Fassbender, Minister of Community, Sport and Cultural Development,
Minister Responsible for Translink
MLA Jordan Sturdy, Parliamentary Secretary for Energy Literacy and the
Environment