

# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS

## INFORMATION NOTE

**DATE:** March 26, 2012

**PREPARED FOR:** Honourable Rich Coleman, Minister Responsible for Housing

**ISSUE:** Fire Sprinklers Working Group

### **BACKGROUND:**

- According to the construction sector, local building standards that exceed the Building Code, such as residential fire sprinkler requirements, can increase costs without providing offsetting life safety or other benefits.
- Some local governments, on the other hand, have stated that sprinkler requirements reduce their fire protection costs while significantly increasing life safety and property protection. Preliminary research indicates that approximately 25 to 30 local governments have adopted fire sprinkler requirements that exceed the Code.

s.13

### **DISCUSSION:**

s.13

### **CONCLUSION:**

s.13

# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS INFORMATION NOTE

## PREPARED BY

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Mar. 30/12

Pages 3 through 4 redacted for the following reasons:

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s.13, s.14, s.17

# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS

## INFORMATION NOTE

**DATE:** May 1, 2012

**PREPARED FOR:** Honourable Rich Coleman, Minister Responsible for Housing

**ISSUE:** Regulatory Approach for Construction of Wood Innovation and Design Centre

**BACKGROUND:**

s.13, s.17

In September 2011, the Premier formally announced the intent of the Province to build an iconic wood building in Prince George to house the Wood Innovation and Design Centre. Honourable Pat Bell, Minister of Jobs, Tourism and Innovation, has made statements in the media as recent as March 2012 to suggest the Province will build an iconic building in Prince George.

### **DISCUSSION:**

The first stage of the Wood Innovation and Design Centre proposal has been <sup>s.12</sup> <sub>s.12</sub> The project is now past the conceptual design stage and a request for qualifications for a design-build team has now been issued.

s.12, s.13, s.17

# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS INFORMATION NOTE

s.12, s.13, s.14, s.17

## CONCLUSION:

s.13, s.17

# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS INFORMATION NOTE

## Enclosures/Attachments

s.13, s.14, s.17

### PREPARED BY

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SC May 16/12

# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS

## INFORMATION NOTE

**DATE:** May 1, 2012

**PREPARED FOR:** Honourable Rich Coleman, Minister Responsible for Housing

**ISSUE:** Wood Construction: Challenging the Limits of the BC Codes

### **BACKGROUND:**

There is increasing interest in BC, nationally and internationally (primarily Europe) to expand the use of wood in buildings. The interests are coming from members of the forest sector, wood building industry members, architects and structural engineers. The pace of innovation in wood construction and products is also increasing.

In many regards, BC is seen as a leader in North America in developing aggressive wood promotion strategies and legislation.

In March 2012, Woodworks BC released a consultant report *The Case for Tall Wood Buildings* that provides supporting justifications for the idea of constructing very tall wood buildings, up to 30 storeys, using mass timber products like cross laminated timber.

In April 2012, the Working Roundtable on Forestry released, *Our Natural Advantage: Forest Sector Strategy for British Columbia*. This strategy outlines some actions specifically for the BC Building Code:

s.13, s.17

All of the ideas put forward are beyond the current limits for wood buildings/combustible construction in the BC Building Code.

### **DISCUSSION:**

s.12, s.13, s.17

# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS INFORMATION NOTE

s.12, s.13, s.16, s.17

# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS INFORMATION NOTE

s.12, s.13, s.16, s.17

## **CONCLUSION:**

s.13, s.17

## **Enclosures/Attachments**

Not Responsive

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### **DATE**

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Cliff# 15340  
Version # 2  
Updated: May 1, 2012

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# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS

## INFORMATION NOTE

**2DATE:** May 15, 2012

**PREPARED FOR:** Honourable Rich Coleman – Minister Responsible for Housing

**ISSUE:** 2012 BC Building Code Education for the Public and Code Users

### **BACKGROUND:**

- The 2012 BC Building Code contains more than 850 changes, 28 of these are BC variations from the model 2010 National Building Code.
- The proposed adoption date for the 2012 Codes is June 2012, with an effective date of fall 2012.

### **DISCUSSION:**

- The Office of Housing and Construction Standards does not deliver extensive building code education and training initiatives, but provides information and support to organizations interested in code education and training.
- The Office of Housing and Construction Standards' education and training objectives include:
  - providing information to each discipline e.g., architects, engineers, developers/builders, building officials, in accessible formats so they may tailor the education and training materials; and,
  - providing expert presenters at key stakeholder educational seminars to discuss the new requirements and answer questions.
- Challenges for code education and training include:

s.13, s.17

- At present, the Office of Housing and Construction Standards is undertaking the following initiatives:
  - Part 9 Seismic Guide – nearing completion by Homeowner Protection Office; and,
  - Homeowner Protection Office BuildSmart seminars held across the Province on building code changes.
- Additional options to address education and training needs include:

s.13, s.17

# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS INFORMATION NOTE

s.13, s.17

Note: Cross reference with BN#15222 Approval in Principle of 2012 BC Building Code; further information was requested to facilitate decision-making.

## CONCLUSION:

s.13, s.17

### PREPARED BY

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Cliff# 15457  
Version #  
Updated:

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# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS

## INFORMATION NOTE

**DATE:** May 10, 2012

**PREPARED FOR:** The Honourable Rich Coleman, Minister Responsible For Housing

**ISSUE:** Proposed B3 occupancy classification in the 2012 BC Building Code

### **BACKGROUND:**

- The 2010 National Building Code includes a new provision for residential care facilities.

s.13, s.17

### **DISCUSSION:**

s.13, s.17

# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS INFORMATION NOTE

s.13, s.17

Not Responsive

## **CONCLUSION:**

s.13, s.17

# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS INFORMATION NOTE

## PREPARED BY

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SC May 16/12

# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS INFORMATION NOTE

**DATE:** May 16, 2012

**PREPARED FOR:** Honourable Rich Coleman – Minister Responsible For Housing

**ISSUE:** Secondary Suites in the BC Building Code

**BACKGROUND:**

- The 2010 National Building Code introduced new complex requirements for secondary suites.

s.13, s.17

**DISCUSSION:**

s.13, s.16, s.17

# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS INFORMATION NOTE

s.13, s.17

Not Responsive

## **CONCLUSION:**

s.13, s.17

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Cliff# 15467  
Version #  
Updated:

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# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS

## INFORMATION NOTE

**DATE:** May 15, 2012

**PREPARED FOR:** Honourable Rich Coleman, Minister Responsible for Housing

**ISSUE:** Ten minute fire department response time for small buildings in  
2012 BC Building Code

### **BACKGROUND:**

- After a series of combustible building fires in Alberta, where fire spread to adjacent buildings, concerns were raised regarding the vulnerability of buildings adjacent to a building that catches fire.

s.13, s.16, s.17

### **DISCUSSION:**

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s.13, s.16, s.17

# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS INFORMATION NOTE

s.13, s.16, s.17

Not Responsive

## **CONCLUSION:**

s.13, s.17

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**SC May 16/12**

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Cliff#: 15455  
Version #:  
Updated:

**MINISTRY OF ENERGY AND MINES  
BRIEFING NOTE FOR INFORMATION**

**I PREPARED FOR:** Honourable Rich Coleman, Minister of Energy and Mines

**II ISSUE:** Columbia Power Corporation Strategic Plan -- Ms. Jane Bird and Mr. Lee Doney will present the Plan to Minister Coleman.

**III BACKGROUND:**

Columbia Power Corporation is a Crown corporation wholly owned by the Province and was formed in 1994. Columbia Power Corporation and the Columbia Basin Trust were formed primarily in response to the lingering issues of compensation regarding the construction and operation of the Columbia River Treaty dams. Columbia Power Corporation and the Columbia Basin Trust were each given \$250 million over 10 years to invest in power projects in the region.

Columbia Power Corporation undertook power projects through joint ventures with subsidiaries of the Columbia Basin Trust, and manages all of the joint ventures. Columbia Power Corporation focuses on asset management activities while engaging private-sector firms to provide construction, plant operation, and specialist consulting services. Columbia Power Corporation is one of the larger producers of electricity in British Columbia.

Columbia Power Corporation is a partner in four joint ventures with Columbia Basin Trust:

1. 120 MW Brilliant Dam and Generating Station;
2. 185 megawatt (MW) Arrow Lakes Generating Station;
3. 120 MW Brilliant Expansion, and
4. 335 MW Waneta Expansion Project with Fortis Inc. (51 percent), Columbia Power (32.5 percent) and Columbia Basin Trust (16.5 percent).

Fifty percent of the net profits from power sales at the Arrow Lakes Generating Station, Brilliant Dam, and Brilliant Expansion Project go to the Columbia Basin Trust to deliver economic, social and environmental benefits to the residents of the Columbia Basin. The other 50 percent goes to Columbia Power Corporation which remits a \$2 million dividend to the Province. The remaining revenues are used to finance their power projects.

**IV DISCUSSION:**

Columbia Power Corporation is nearing completion of its specified core projects (Arrow Lakes, Brilliant, Waneta Expansion), and is currently exploring what future role it may have. Columbia Power Corporation brings a unique, flexible approach to designing, financing and building power projects in British Columbia that has enabled it to optimize smaller projects as well as build strong support in the Columbia Basin among stakeholders and First Nations.

Columbia Power Corporation's five year strategic plan outlines three primary goals:

1. Optimize performance of existing facilities.
2. Complete the Waneta Expansion Project on schedule and on budget by 2015.
3. Selectively invest, where commercially viable, in small-scale hydroelectric generation in collaboration with BC Hydro.

Columbia Power Corporation is currently exploring the commercial and technical feasibility of adding generation to Duncan Dam (a Columbia River Treaty Dam near Kootenay Lake) as well as the refurbishment of three smaller BC Hydro projects in collaboration with BC Hydro. There are a number of potential commercial and operating arrangements that will be explored to address the specifics of each project. Any future projects proposed by Columbia Power Corporation would require Treasury Board approval.

**Table 1:** Specified Core Projects and Potential Future Projects

Facility	Purchased or Constructed	CPC Ownership	Year Purchased or Year Operational	CPC Capital Investment (M)	Electricity Purchase Agreement(s) Expiry	Average Annual Revenue (M)
Brilliant Power Plant*	P	50%	1996	129	2056	21
Arrow Lakes Generating Station	C	50%	2002	153	2041	16
Brilliant Expansion	C	50%	2007	124	2026	15
Waneta Expansion	C	32.5%	2015	293	2055	30
Duncan & Other Small Hydro	C	TBD	2017-2020	360	TBD	32 est.

\* Cumulative total of Brilliant Dam purchase, construction of the Brilliant Terminal Station and upgrade of Brilliant Dam turbines.

## V. CONCLUSION:

s.13, s.17

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### REVIEWED BY:

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**MINISTRY OF ENERGY AND MINES  
BRIEFING NOTE FOR INFORMATION**

**I PREPARED FOR:** Honourable Rich Coleman, Minister of Energy and Mines

**II ISSUE:** PAYS Implementation Strategy

**III BACKGROUND:**

In June 2011, amendments to the *Clean Energy Act* (the Act) were enacted to give the Minister of Energy and Mines the authority to require major utilities to offer the Pay-As-You-Save (PAYS) utility financing program to eligible customers, and to set program parameters for the PAYS financing offer.

On January 19, 2012, the ministry released an Intentions Paper on PAYS to solicit public input on proposed regulations under the Act to allow for PAYS implementation. Fifty-six responses were received by the close of the comment period on April 20, 2012.

The 2012 West Coast Action Plan on Jobs, signed by Premier Clark along with the governors of California, Oregon and Washington as jurisdictions participating in the Pacific Coast Collaborative, includes a commitment to ongoing collaboration in the development and implementation of utility financing programs such as PAYS.

s.13, s.17

**IV DISCUSSION:**

s.13, s.17

Ministry staff

will monitor the progress of municipal energy efficiency financing pilots such as the Nelson Hydro Eco Save program and the City of Vancouver Home Energy Loan Program.

s.13, s.17

## **V CONCLUSION:**

s.13, s.17

### **DRAFTED BY:**

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Steve Carr, DM ✓

## **MINISTRY OF ENERGY AND MINES**

### **BRIEFING NOTE FOR INFORMATION**

- I PREPARED FOR:** Honourable Christy Clark, Premier and Honourable Rich Coleman,  
Minister of Energy and Mines
- II ISSUE:** Meeting with Ms. Dawn Farrell, Chief Executive Officer (CEO), of TransAlta  
Regarding Electricity Supply for Liquefied Natural Gas (LNG) Projects
- III BACKGROUND:**

TransAlta is an Alberta-based electric utility with \$3 billion in annual revenue and \$9 billion in assets. It has generation projects in Australia, Canada and the United States. TransAlta's generation portfolio includes approximately 10,000 megawatts (MW) of generating capacity from fossil fuel based generation (coal or natural gas), small hydro, wind and geothermal. TransAlta activity consists of 89 MW of small hydro projects operating in BC and it has other projects under development. Ms. Dawn Farrell has been with TransAlta since 2009, and became CEO early in 2012. She was formerly an Executive Vice President at BC Hydro from 2003 to 2009 in charge of generation.

**IV DISCUSSION:**

s.13, s.17, s.21

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s.13, s.17, s.21

BC Hydro's generation procurement processes include a Standing Offer Program, where projects of up to 15MW may negotiate an electricity purchase agreement with BC Hydro at a fixed rate.

s.13, s.17

On May 22, 2012, BC Hydro announced a \$50 million in transmission investment in the McBride area.

s.13, s.17

## **V KEY MESSAGES:**

s.13, s.17

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**MINISTRY OF ENERGY AND MINES  
BRIEFING NOTE FOR DECISION**

**I PREPARED FOR:** Honourable Rich Coleman, Minister of Energy and Mines

**II ISSUE:** Pulse Energy's request to expand ICE Fund "Rural" project scope.

**III BACKGROUND:**

Pulse Energy's *Energy Management Software in Rural and Remote BC Communities* project was approved in April 2009 to receive up to \$2.4 million under the ICE Fund Second "Rural" Call for Applications.

s.13

The original Pulse Energy project was directed at the development and installation of energy efficiency software in buildings to detect and correct energy-wasting anomalies. Between June 2009 and March 2011, off-grid installations in Hartley Bay, Haida Gwaii, and Hesquaiht were completed as were on-grid "rural" building installations in Nanaimo and Kelowna. The ICE Fund reimbursed approximately \$1.4M to Pulse Energy for this work.

Project benefits to date include:

- Energy savings and job creation;
- International recognition for the Hartley Bay demand response-enabled micro smart grid;
- The 2012 Globe Award for the Innovation and Application of New Technology; and
- Recognition as a 2012 "Cool Vendor" for the cleantech sector by Gartner Research

**IV DISCUSSION:**

s.13, s.17, s.21

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s.13, s.17, s.21

## **V OPTIONS:**

s.13, s.17

s.13, s.17

## **VI RECOMMENDATION:**

s.13, s.17

Approved / Not Approved

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Honourable Rich Coleman  
Minister of Energy and Mines

**DRAFTED BY:**  
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**APPROVED BY:**  
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Les MacLaren, ADM ✓  
Steve Carr, DM ✓

**MINISTRY OF ENERGY AND MINES  
BRIEFING NOTE FOR DECISION**

**I PREPARED FOR:** Honourable Rich Coleman, Minister of Energy and Mines

**II ISSUE:** Gitga'at First Nation hydropower project cost escalation

**III BACKGROUND:**

The Gitga'at First Nation is developing a small storage, micro-hydro system (948 kW) to meet the electricity needs for their remote community of Hartley Bay and displace diesel generation. Formal tendering for construction of the project has resulted in costs that are significantly above the planning estimate costs,

S16, S13, S17

S13, S16, S17

The Province, BC Hydro and Coastal First Nations have completed a Coastal First Nations Clean Energy Action Plan (CEAP) to advance clean energy development in Coastal First Nations (CFN) territories. The community component of the CEAP commits the provincial government and BC Hydro to work with Coastal First Nations, including the Gitga'at First Nation, to address barriers to community clean energy initiatives. The Gitga'at First Nation hydropower project is one of the key community clean energy projects under the CEAP.

**IV DISCUSSION:**

The Province and BC Hydro have been working with the Gitga'at First Nation on the development of their hydropower project for 6 years. The Province has provided \$788,000 in funding to the project, recently approved an additional \$290,000 from the First Nations Clean Energy Business Fund

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Pages 29 through 30 redacted for the following reasons:

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s.13, s.16, s.17

**VI RECOMMENDATION:**

S13, S16, S17

Approved / Not Approved

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Honourable Rich Coleman  
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S13, S16, S17

Page 32 redacted for the following reason:

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s.13, s.16, s.17

**MINISTRY OF ENERGY AND MINES  
BRIEFING NOTE FOR INFORMATION**

- I PREPARED FOR:** Honourable Rich Coleman, Minister of Energy and Mines
- II ISSUE:** McLymont Creek Hydroelectric Project - application for a Environmental Assessment Certificate. May 16, 2012 briefing meeting with Minister Lake and BC Environmental Assessment Office (BC EAO) staff (Derek Sturko, John Mazure, Tracy James, Katie Hardie and John Antill).

**III BACKGROUND:**

AltaGas Renewable Energy Inc. (the proponent) submitted an application for an Environmental Assessment Certificate (EAC) under the Environmental Assessment Act (EA Act ) to the BC EAO for the McLymont Creek Hydroelectric Project (the proposed project). The application review began November 4, 2011, and was completed May 2, 2012. The Ministers of Environment and Energy and Mines have until June 16, 2012 to make a decision on the application (unless an extension is ordered under the Act).

The proposed project is planned for a capacity of 55 to 70 megawatts (MW). The site is approximately 100 km northwest of Stewart, located entirely within Tahltan First Nation territory. The proponent is a subsidiary of AltaGas Ltd., which has business portfolios in the gas, power and utility industries. This is one of three clean energy projects intended to interconnect with the Northwest Transmission Line, which is under construction.

The proponent, under the name of Coast Mountain Hydro Corporation, already has an EAC for the 195 megawatt (MW) Forrest Kerr Hydroelectric Project (under construction), and is also planning the development of the 16 MW Volcano Creek Hydroelectric Project. Both are to be located nearby the proposed project site. BC Hydro awarded a 60-year Energy Purchase Agreement on November 2, 2011 for the proposed project. The facilities are to have a 40-year design life (can be extended with capital upgrades). Access road construction is scheduled for summer 2012, with facility construction in October 2012.

The proposed project triggered a screening level review by Transport Canada under the *Canadian Environmental Assessment Act* because of authorizations needed to construct a bridge over navigable waters, and a provincial review by exceeding the 50 MW threshold. As a result, the project went through a coordinated federal and provincial environmental process which resulted in an Assessment Report for provincial ministers that also serves as the screening report for federal decision makers.

**IV DISCUSSION:**

S13, S16, S17

## **V CONCLUSION:**

S13, S16, S17

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**MINISTRY OF ENERGY AND MINES  
BRIEFING NOTE FOR INFORMATION**

**I PREPARED FOR:** Honourable Rich Coleman, Minister of Energy and Mines

**II ISSUE:** BC Hydro Restaurants of the Future Program funding request

**III BACKGROUND:**

In January 2011 the Ministry of Energy and Mines launched the \$15 million LiveSmart BC: Small Business Program (LSSB) to provide information and incentives for energy efficiency upgrades by small businesses.

The program currently includes:

1. 14 Business Energy Advisors (BEA's) linked to business associations and regional chambers of commerce to provide free energy assessments;
2. Enhanced utility program incentives, including a 10 percent top-up to BC Hydro's Product Incentive Program and top ups to Fortis' efficient boiler and water heater programs;
3. Direct installation of energy efficient equipment (such as lighting, occupancy sensors, etc); and
4. A Champion program to encourage businesses to find innovative ways to conserve energy.

The LiveSmart Small Business Program received an additional \$2 million in funding in 2012 to expand the program delivery. The funding was directed to cover higher than anticipated demand for BC Hydro's Product Incentive program, the FortisBC/LiveSmart BC Lighting Installation Program (FLIP), and to extend Business Energy Advisor contracts.

s.13, s.17

#### **IV DISCUSSION:**

s.13, s.17

#### **V CONCLUSION:**

s.13, s.17

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## MINISTRY OF ENERGY AND MINES

### BRIEFING NOTE FOR INFORMATION

- I PREPARED FOR:** Honourable Rich Coleman, Minister of Energy and Mines
- II ISSUE:** Proposed Banks Island North Wind Energy Project in the Central Coast Region.

### III BACKGROUND:

- North Coast Wind Energy Corporation (Proponent) is proposing a 700 megawatt (MW) wind farm project on the north end of Banks Island, between mainland British Columbia and Haida Gwaii.
- The proposed project consists of approximately 250 to 350 wind turbines, interconnecting access roads and cables, a substation on Banks Island, and a transmission line connecting to the BC Hydro grid near Prince Rupert.
- The Banks Island Investigative Wind Tenure overlaps the now established Banks Island Conservancy.
- The proposed project is reviewable under the *Environmental Assessment Act* because it is an energy production facility that exceeds the 50 MW threshold under the Reviewable Projects Regulation.
- The proposed project is subject to a screening level review under the *Canadian Environmental Assessment Act* because of authorizations that would be required from the Department of Fisheries and Oceans under the *Fisheries Act*, and Transport Canada under the *Navigable Waters Protection Act*. s.13, s.16, s.17

s.13, s.16, s.17

- A harmonized federal and provincial review was being led by the Environmental Assessment Office (EAO), but has been inactive for some time. s.22

s.22

- The Gitxaala Nation, Lax Kw'alaams First Nation and the Metlakatla First Nation have indicated that the proposed project is located in their traditional territory.
- The Gitxaala Nation has been involved in the environmental assessment to date.

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#### **IV DISCUSSION:**

s.13, s.16, s.17

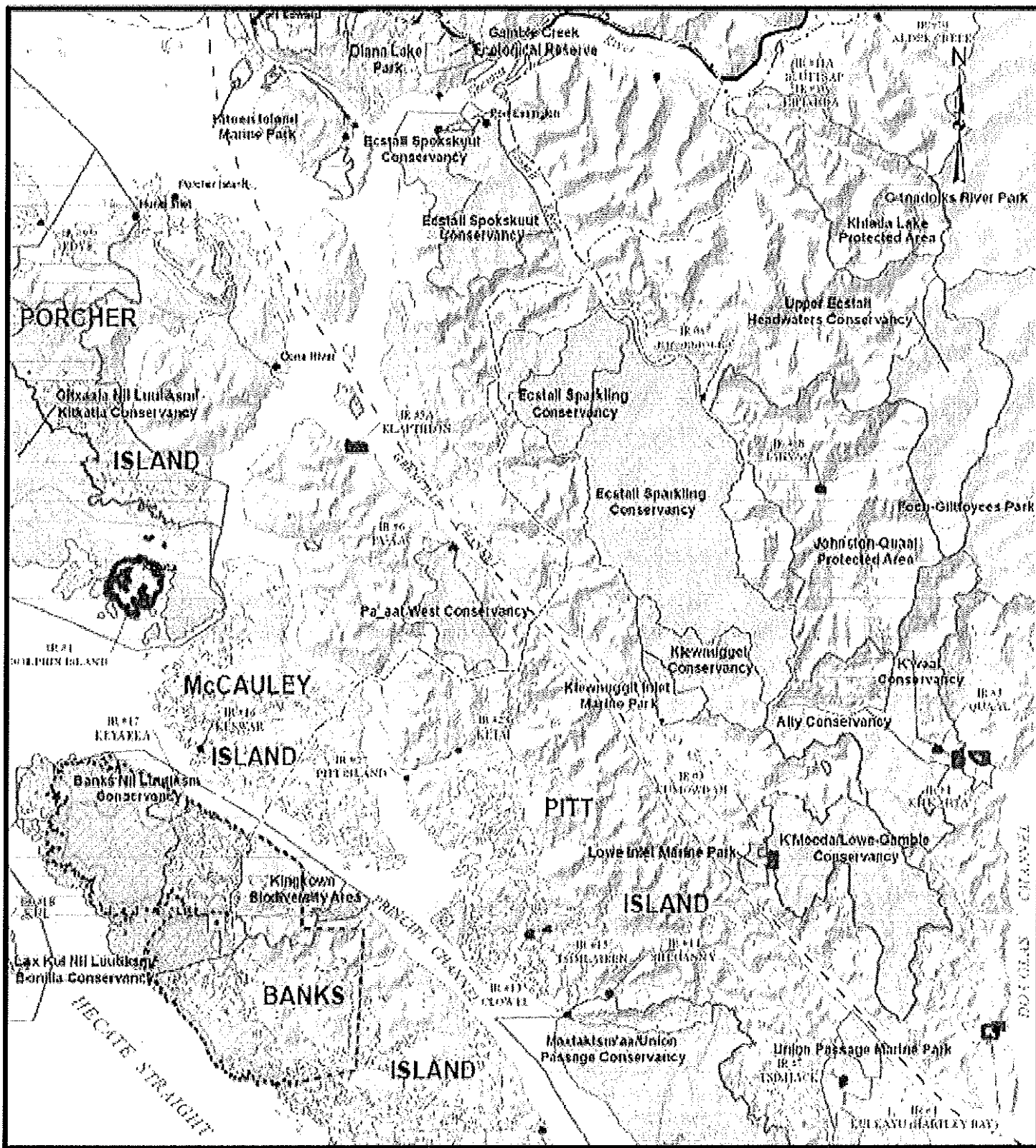
#### **V CONCLUSION:**

The Banks Island North Wind Energy Project is a potential clean and renewable energy project in the Kitimat area.

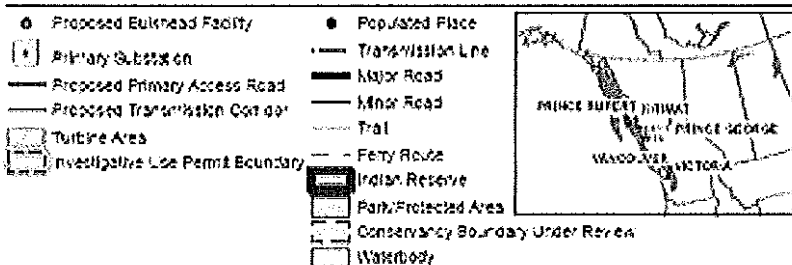
s.13, s.16, s.17

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Les MacLaren, ADM, EAED ✓



# LEGEND



## REFERENCE

Boundaries provided by BC MRM. DEM data provided by Geobase. Project data provided by BCWE. Park/Protected Area provided by Integrated Land Management Bureau. Banks Island and McCauley Island provided by April 2023.



PROJECT	NORTH COAST WIND ENERGY CORP BANKS ISLAND WIND POWER PROJECT		
TITLE	PROJECT SITE PLAN		
PROJECT NO.	06-1614-113	DATE	2023-03-28
DESIGN	001	BY	001
U.S.	001	BY	001
SHEET	001	OF	001



FIGURE 1

**MINISTRY OF ENERGY AND MINES**

**BRIEFING NOTE FOR INFORMATION**

**I PREPARED FOR:** Minister Rich Coleman, Ministry of Energy and Mines

**II ISSUE:** Meeting with Honourable Michael de Jong, Minister of Health, and Ministers regarding the terms of reference and costs associated with a Phase 2 of the human health risk assessment of the oil and gas industry.

**II BACKGROUND:**

Rapid growth of the oil and gas industry in northeast British Columbia has raised concerns over possible health impacts on communities and individuals. Phase 1 of the Human Health Risk Assessment of the Oil and Gas Industry in Northeastern British Columbia was completed by the Fraser Basin Council for the Ministry of Health. Phase 1 canvassed the public, local governments, First Nations, and other groups and individuals about their health concerns related to oil and gas activity. Ministers will be asked to approve release the Phase 1 report. Once released, there will be an expectation that the Government will commence Phase 2 or identify at a minimum the actions that it will take to address the report .

Phase 2 is intended to look at the concerns raised in Phase 1 and conduct an independent review of existing research related to human health effects of the oil and gas industry and apply this information to northeastern BC.

**IV DISCUSSION:**

S13, S17

S13, S16, S17

### III CONCLUSION

S13, S16, S17

**APPROVED BY:**

Linda Beltrano, ED

Graeme McLaren; ADM, OGD

Graeme McLaren, A/DM

✓  
✓  
✓

Pages 42 through 45 redacted for the following reasons:

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s.13, s.16, s.17

**MINISTRY OF ENERGY AND MINES**  
**BRIEFING NOTE FOR INFORMATION**

**I PREPARED FOR:** Honourable Rich Coleman, Minister of Energy and Mines

**II ISSUE:** Contingent Liability Reporting

**III BACKGROUND:**

A contingent liability is an amount that may be due depending on how future events unfold. The amount is not “recorded” or “accrued” and the related expense “recognized” until it is determined that it is likely a liability “exists” and the amount can be “reasonably estimated”.

The Province annually discloses contingent liabilities in the Public Accounts where the estimated or known claim exceeds \$100,000 but the likelihood of payment is uncertain. The claims disclosed relate to where the Province is a defendant in legal actions.

s.13, s.17

**IV DISCUSSION:**

The Legal Services Branch of the Ministry of Justice prepares an estimate of potential costs of all the Province’s litigation activities for disclosure as contingent liabilities. The information prepared is at an aggregate level with no specifics on individual files or ministries and the reported data is categorized as follows:

- Property Access Disputes;
- Tax Disputes;
- Damage to persons or property;
- Negligence and miscellaneous; and
- Contract Disputes.

s.13, s.17, S14

s.13, s.17

**V CONCLUSION:**

s.13, s.17

**DRAFTED BY:**

Ranbir Parmar, CFO

**APPROVED BY:**

Neilane Mayhew, EFO ✓  
Steve Carr, DM ✓

Pages 48 through 49 redacted for the following reasons:

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s.13, s.16, s.17

# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS INFORMATION NOTE

**DATE:** May 23, 2012

**PREPARED FOR:** Honourable Rich Coleman – Minister Responsible for Housing

**ISSUE:** Modern Building Regulatory System – Public Review Results

## **BACKGROUND:**

- The building regulatory system has been the subject of several major Provincial reviews over the past 25 years. Reviews have led to more accountability for complex building design and construction on the part of architects and engineers and better protection for homeowners.
- The Modernization Strategy, which began in 2004, made recommendations to improve the system's effectiveness after extensive stakeholder consultation.
- With a focus on ongoing improvements, the Building and Safety Standards Branch has engaged in a broad consultation with industry and government stakeholders on current proposals for a modern regulatory system. Specific invitations were issued to elected officials and members of the Union of BC Municipalities.
- Consultations in the spring of 2012 included meetings in Victoria, Vancouver, Prince George, and Penticton, three teleconferences, and numerous responses to individual questions. Stakeholders were invited to participate in online surveys on the proposals.
- A presentation was made to the Union of BC Municipalities' Community Safety Committee, and discussions were held with Union of BC Municipalities staff.

## **DISCUSSION:**

s.13, s.17

# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS INFORMATION NOTE

s.13, s.17

## **CONCLUSION:**

s.13, s.17

## **Enclosures/Attachments - Appendix A – Summary of Survey Responses**

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Senior Policy Advisor  
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**Reviewed By:**

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Director, Safety Policy & Liaison  
Building and Safety Standards  
Branch

**Initial:**

**Date:**

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Executive Director  
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Branch

Jeff Vasey  
Assistant Deputy Minister  
Office of Housing and  
Construction Standards

Steve Carr  
Deputy Minister  
Ministry of Energy Mines and  
Minister Responsible for Housing

SC

May 29/12

# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS INFORMATION NOTE

## Appendix A Summary of Survey Responses

<b>Do you support a Uniform Building Code?</b>			
<b>Yes</b>	<b>No</b>	<b>Don't Know</b>	<b>Total</b>
421	56	23	500
83.9%	11.2%	5.0%	100%
<b>Do you support the phasing out of existing building standards in local government bylaws, if they do not comply with Provincial standards?</b>			
<b>Yes</b>	<b>No</b>	<b>Don't Know</b>	<b>Total</b>
330	124	46	500
66.0%	24.8%	9.2%	100%
<b>Do you support a Provincial body of technical experts to make decisions on the acceptability of alternative solutions, products and assemblies?</b>			
<b>Yes</b>	<b>No</b>	<b>Don't Know</b>	<b>Total</b>
390	71	38	499
78.2%	14.2%	7.6%	100%
<b>Do you support Provincial random audits of Building Code compliance?</b>			
<b>Yes</b>	<b>No</b>	<b>Don't Know</b>	<b>Total</b>
383	73	42	498
76.9%	14.7%	8.4%	100%
<b>Do you support the mandatory certification of building officials?</b>			
<b>Yes</b>	<b>No</b>	<b>Don't Know</b>	<b>Total</b>
387	78	30	495
78.2%	15.8%	6.1%	100%

Pages 53 through 64 redacted for the following reasons:

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s.13, s.16, s.17

s.13, s.17, s.21

Appendix 1

## Haida Gwaii Clean Energy Initiative

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March xx, 2012

- BC Hydro is not proceeding with an open Request for Proposals ("RFP") on Haida Gwaii and continues to explore other approaches in order to displace diesel with a clean energy project.

### Background

Located off the northwest coast of British Columbia, Haida Gwaii is one of BC Hydro's non-integrated areas and is not connected to BC Hydro's integrated system.

Haida Gwaii's electricity needs are currently served by two separate generation-distribution systems. Power is provided to the northern grid that serves Old Masset, Masset and Port Clements by BC Hydro's diesel generating system in Masset ("North Grid"). The southern grid that serves Skidegate, Queen Charlotte City, Tlell and Sandspit receives power from a private hydroelectric plant that is backed up by BC Hydro's diesel generation station in Sandspit ("South Grid").

Cost effective, reliable, clean electricity is desired by the Haida Gwaii community and BC Hydro to displace some or all of the diesel-generated electricity on Haida Gwaii's North Grid with clean electricity. The BC Hydro technical requirements are to meet a load demand that ranges from a minimum of 1.5 MW in the summer to a peak of 5MW in the winter.

s.13, s.16, s.17

s.13, s.16, s.17

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March 13, 2012

# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS

## INFORMATION NOTE

**DATE:** March 9, 2012

**PREPARED FOR:** Minister Rich Coleman

**ISSUE:** Update on Civil Dispute Resolution Tribunal – Consensual Model

### **BACKGROUND:**

The Housing Policy Branch has been working with the Dispute Resolution Office in the Ministry of Justice for close to two years to design an effective alternative to using the Provincial Court to resolve strata disputes. Their joint proposal for an administrative tribunal received 94 percent approval when it underwent public consultation last fall.

It would have resembled several tribunals already operating in the province and relied on many of the provisions of the *Administrative Tribunals Act*. It also would have made use of cutting edge technology and alternative dispute resolution techniques to resolve disputes more speedily, accessibly and cheaply than the courts can. Mainly for business case reasons, the tribunal proposal was linked to a similar proposal for diverting many small claims cases from Provincial Court.

### **DISCUSSION:**

s.12, s.13, s.14, s.17

# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS INFORMATION NOTE

s.12, s.13, s.14, s.17

**PREPARED BY**

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**REVIEWED BY :**

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Executive Director  
Housing Policy, OHCS

Jeff Vasey  
Assistant Deputy Minister  
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Steve Carr  
Deputy Minister  
Energy and Mines

**INITIAL**

**DATE**

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SC	Mar. 15/12
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s.12, s.13, s.14, s.17

Cliff# 15284  
Version # 2  
Updated: 03/13/2012

Page 3

s.12, s.13, s.14, s.17

**MINISTRY OF ENERGY AND MINES  
BRIEFING NOTE FOR INFORMATION**

- I. PREPARED FOR:** Honourable Rich Coleman, Minister of Energy and Mines
- II. ISSUE:** Meeting with Sojitz Corporation President, Energy and Metal Division, Sojitz Corporation (Japan) Mr. Masahiro (Vince) Komiyama and Mr. Yuji Nakashima, General Manager, Vancouver Office, Sojitz Canada Corp.
- III. BACKGROUND:**  
Sojitz Corporation is a Tokyo-based trading company with gross sales that exceeded \$4 billion in 2010 from five business segments:
- Energy & Metal Resources (oil & gas, petroleum, base metals, coal);
  - Machinery (automotive, construction & industrial, power-generating, marine, air);
  - Chemicals and Functional Materials (organic and inorganic, cosmetics, industrial salt, plastics);
  - Lifestyle (textiles, marine products, food, bedding products); and
  - Others (logistics, insurance, real estate leasing).

***Sojitz Corporation's presence in BC:***

Endako Mine - Fraser Lakes, BC is a 25% partnership with Thompson Creek Metals (Denver, CO). A \$500 million expansion of the molybdenum mine is underway employing approximately 300 workers.

s.13, s.17, s.21

***Stakeholder Impact:***

s.13, s.17, s.21

s.13, s.17, s.21

Meeting Objectives:

s.13, s.17

**PREPARED BY:**  
Leslie Wada, JTI  
Diane Howe, MEM

**APPROVED BY:**  
David Morel, ADM  
Steve Carr, DM ✓

**MINISTRY OF ENERGY AND MINES  
BRIEFING NOTE FOR INFORMATION**

**I PREPARED FOR:** Honourable Rich Coleman, Minister of Energy and Mines

**II ISSUE:** Pacific Coast Collaborative - West Coast Action Plan on Jobs

**III BACKGROUND:**

The 2008 Energy Efficient Buildings Strategy (EEBS) set a Cabinet-approved energy efficiency target to reduce energy use by 20 percent per household and 9 percent per square meter of commercial and institutional floor space. These "intensity-based" targets enable growth in the economy while increasing energy efficiency, as opposed to absolute targets that apply to growth in new houses and building space.

Since 2010, government buildings have been carbon neutral - with emissions offsets being purchased through the Pacific Carbon Trust.

A new Pacific Coast Collaborative (PCC) agreement entitled "2012 West Coast Action Plan on Jobs" was released on March 13, 2012 in Vancouver.

s.13, s.17

s.13, s.17

The 2012 Natural Gas strategy includes a commitment to "develop a revised Energy Efficient Buildings Strategy in 2013 with an emphasis on natural gas efficiency".

**IV DISCUSSION:**

The Ministry of Energy and Mines conducted analysis in 2010 on energy efficiency measures in place to support achievement of the EEBS targets. The study considered the full range of energy efficiency regulations under the BC *Energy Efficiency Act* (e.g., for windows, televisions, water heaters), the federal *Energy Efficiency Act* (e.g., furnaces), programs and incentives (e.g., Livesmart, Power Smart) and BC Building Code efficiency standards.

s.13, s.17

V

s.13, s.17

**DRAFTED BY:**

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**APPROVED BY:**

Paul Wieringa, A/ADM ✓  
Steve Carr, DM ✓

**MINISTRY OF ENERGY AND MINES**

**BRIEFING NOTE FOR INFORMATION**

- I PREPARED FOR:** Honourable Rich Coleman, Minister of Energy and Mines
- II ISSUE:** Meeting with Mr. Doug McKay, Business Manager and Financial Secretary, International Brotherhood of Electrical Workers, at 3:30 p.m. on March 15, 2012.
- III BACKGROUND:**

The International Brotherhood of Electrical Workers (IBEW), Local 258, represents 4,000 workers in British Columbia in the electrical utility industry (including power line and outside construction), light manufacturing, traffic management and utility arborist industries across the Province.

Mr. Doug McKay has requested a meeting with the Minister to discuss:

s.13, s.17, s.21

**IV DISCUSSION:**

The Government's Review of BC Hydro

In April 2011, the Government announced a panel of senior government officials would review BC Hydro to try to find ways to minimize rate increases while maximizing benefits to the Province, taxpayers and ratepayers.

The announcement of the Government's review of BC Hydro followed BC Hydro's application to the British Columbia Utilities Commission for a 9.73 percent rate increase in each of the next three years.

The review panel examined BC Hydro's financial performance, including operating costs, cost containment strategies, capital planning and spending, BC Hydro's forecasting system, procurement processes, and rate structures.

The review panel's report was released in August 2011 and contained 56 recommendations.

s.13, s.17, s.21

The review panel's labour cost recommendations address topics such as:

- organizational structure/staffing levels;
- overtime reductions and productivity improvements;
- overtime management through use of private contractors;

- aligning collective agreements with other public sector collective agreements; and
- revisiting the current post-retirement benefit coverage for extended health and life insurance benefits.

s.13, s.17, s.21

s.13, s.17

Aside from the above discussed recommendations on labour cost issues, two other review panel recommendations that relate to training costs involve the IBEW:

- revisit the funding of all apprenticeship training costs; and
- consider implementing a payback policy commitment to remain an employee after receiving apprenticeship training.

s.13, s.17

s.13, s.17

s.13, s.17

**V RECOMMENDED RESPONSE:**

s.13, s.17

**DRAFTED BY:**

Oswald Dias  
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**APPROVED BY:**

Paul Wieringa, A/ADM ✓  
Steve Carr, DM \_✓\_

Enclosure

## Background to the Electrical Industry Training Institute (EITI)

- The EITI school is located on BC Hydro's Surrey campus and uses classrooms, an underground yard and a pole yard for most of its training programs.
  - The lease was renewed to end March 31, 2012.

s.17, s.21

- BC Hydro reports that British Columbia is the only Canadian jurisdiction with a union-owned apprenticeship training facility for a utility.

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s.13, s.17

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- BC Hydro representatives and training managers continue to meet regularly with IBEW Local 258 President Ms. Laurie to discuss the transition of technical and trades training.

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s.13, s.17

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s.13, s.17

**MINISTRY OF ENERGY AND MINES**  
**BRIEFING NOTE FOR INFORMATION**

**I PREPARED FOR:** Honourable Rich Coleman, Minister

**II ISSUE:** Meeting with Canadian Propane Association and MLA Donna Barnett on March 13, 2012.

**III BACKGROUND:**

The Canadian Propane Association (CPA) is a national association representing over 350 members and 2,500 retail outlets across Canada. Propane is produced in all regions of Canada with the two main Canadian industry hubs in Edmonton, Alberta and Sarnia, Ontario. According to the CPA, British Columbia's two refineries, Chevron Canada Limited in Burnaby and Husky Energy Inc. in Prince George, represent 3% of Canada's refinery propane production.

British Columbia is one of the largest domestic consumers of propane in Canada. Under the Renewable and Low Carbon Fuel Requirements Regulation (RLCFRR), the propane industry reported more than 1.5 million litres of propane was supplied in British Columbia in 2010.

MLA Donna Barnett was appointed Parliamentary Secretary for Rural Communities to the Minister of Community, Sport and Cultural Development on September 26, 2011. She was elected MLA for Cariboo-Chilcotin on May 12, 2009. MLA Barnett is currently a member of the Select Standing Committees on Aboriginal Affairs, on Health, and the Committee on Parliamentary Reform, Ethical Conduct, Standing Orders and Private Bills.

**DISCUSSION:**

s.13, s.17

s.13, s.17

#### **IV CONCLUSION:**

s.13, s.17

**DRAFTED BY:**

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Christina Ianniciello, Manager  
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Date: March 26, 2012  
Date of previous note: NA  
Cliff No.: 65410

## **MINISTRY OF ENERGY AND MINES**

### **BRIEFING NOTE FOR INFORMATION**

**I PREPARED FOR:** Honourable Rich Coleman, Minister of Energy and Mines

**II ISSUE:** March 27, 2012 meeting with Mr. Doug Bloom, Chief Executive Officer and Mr. Gary Weiling, Vice President of Strategic Development and External Affairs, Spectra Energy Transmission-West.

### **III BACKGROUND:**

Spectra Energy (Spectra) is one of the largest midstream natural gas operators in Western Canada with 2,400 kilometres of raw gas gathering pipelines, nine processing facilities, and 3,000 kilometres of transmission pipelines for delivery to markets in North America. Spectra's federally regulated pipelines operate as Westcoast Energy Inc. (Westcoast). Spectra is a major employer in northeast BC and a significant contributor to provincial and municipal tax revenues.

s.13, s.16, s.17

### **IV DISCUSSION:**

s.13, s.16, s.17, s.21

Page 81 redacted for the following reason:

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s.13, s.16, s.17, s.21

## V CONCLUSION:

s.13, s.16, s.17

## Key Messages

s.13, s.16, s.17

### PREPARED BY:

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Graeme McLaren, ADM, OGD \_✓\_  
Steve Carr, DM ✓

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s.13, s.16, s.17, s.21

## **MINISTRY OF ENERGY AND MINES**

### **BRIEFING NOTE FOR INFORMATION**

- I PREPARED FOR:** Honourable Rich Coleman, Minister of Energy and Mines
- II ISSUE:** Meeting with the Chinese Consul General in Vancouver, LIU Fei, to discuss British Columbia's liquefied natural gas and mining investment opportunities.

**III BACKGROUND:**

In the BC Jobs Plan, British Columbia has committed to having its first liquefied natural gas (LNG) plant in operation by 2015 and three LNG facilities running by 2020. The first commercial LNG export facility in Canada is scheduled to open near Kitimat on British Columbia's central coast by 2015. In October 2011, the Kitimat LNG facility was granted the first-ever federal licence to export LNG from Canada.

A smaller British Columbia Douglas Channel LNG plant has also received approval for an export license from the National Energy Board. At least four other British Columbia LNG projects are in the early conceptual stage of development, some of which have Chinese companies as partners. These LNG projects will bring about \$18 billion in investment plus billions of dollars in exploration and development investment. These projects could also bring substantial revenue to the Province. For example, it is estimated that production from the first phase of the proposed Kitimat LNG facility could result in \$90 million annually in revenue, totalling more than \$1 billion by 2035. British Columbia currently produces 1.2 trillion cubic feet (Tcf) of natural gas per year. Meeting our LNG development goals could add another 1.9 Tcf per year.

In the BC Jobs Plan, the Province also committed to facilitating the opening of eight new mines and nine mine upgrades and expansions by 2015. British Columbia is richly endowed with many commodities the world needs. Coal (primarily metallurgical) and copper are the province's top exports and Canada's only molybdenum mines are located here. In 2011, \$8.6 billion worth of mine products were produced in British Columbia.

**IV DISCUSSION:**

British Columbia is strategically located at the commercial crossroads of the Asia-Pacific region and North America. With short shipping times to Asia, the Province is the only gateway on the west coast of the Americas served by three transcontinental railways, which provide key links to ports on the Atlantic, Pacific and Gulf coasts. With low energy costs, an all-weather highway system, rail links and a number of deep-water ports, British Columbia has the infrastructure to cost-effectively get products to the global marketplace.

Demand for natural gas is growing in Asia, primarily for electricity generation and heating purposes, although natural gas as transportation fuel is a growing use. China is pursuing new supply options to fuel its massive modernization. With demand growing quickly, natural gas prices in Asia are up to four times higher than they are in North America. Export of British Columbia's LNG could significantly lower global greenhouse gas

production by replacing coal-fired power plants and oil-based transportation fuels with a much cleaner alternative.

British Columbia's enormous natural gas resources are currently estimated at 1,500 (Tcf), with marketable reserves that exceed 100 Tcf. Over 80 per cent of our current production of 1.2 Tcf/year is exported from the province and our resource base will ensure a strong export capacity for decades to come. British Columbia is currently focused on maximizing the benefits of natural gas development via LNG exports to Asia, as demonstrated in the Natural Gas Strategy and LNG Strategy. There is strong interest from Asian investors in British Columbia LNG opportunities. Shell Canada has partnered with China National Petroleum Corporation, Korea Gas Company and Mitsubishi Corporation to develop a large LNG terminal at Kitimat.

The Province is also developing a strategy to continue to grow the British Columbia mineral exploration and mining industry. Strong ties with Asia will be a key part of this strategy. In November 2011, two major investments were announced, worth a combined total of \$1.36 billion, by Chinese-owned companies into the Gething coal project in northeastern British Columbia. The first investment is by the Canadian Kailuan Dehua Mines Co., Ltd. (a partnership formed in July 2010 that includes the Kailuan Group Co., Ltd, Shougang Group and Canadian Dehua International Mines Group Inc.) and estimated by the company to be \$860 million. The second investment is by the Shandong Energy Feicheng Mining Group Co. Ltd. and Canadian Dehua International Mines Group Inc.; these companies have signed a co-operation agreement and will commit \$500 million to the project in its early phase.

A world-class service industry is in place for the thousands of oil, gas and mining companies that already make British Columbia their destination or home. In Vancouver alone there are more than 400 service suppliers to mining companies worldwide. This expertise is augmented by universities and research centres that keep knowledge and information flowing.

Doing business in British Columbia is good for the bottom line with low corporate tax rates, generous incentives and tax or royalty credits and low-cost power. British Columbia has a AAA-plus credit rating and stable economy that makes it a favoured port of call for investors.

## **V CONCLUSION:**

s.13, s.16, s.17

### **DRAFTED BY:**

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### **APPROVED BY:**

Karen Koncohrada, ED, CPPL  
Laurel Nash, EL, TACRD  
Steve Carr, DM

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## BRITISH COLUMBIA MINISTRY OF ENERGY AND MINES

### BRIEFING NOTE FOR INFORMATION

- I PREPARED FOR:** Honourable Rich Coleman, Minister of Energy and Mines
- II ISSUE:** Meeting on the Canadian Energy Strategy with Energy Policy Institute of Canada Representatives on March 14, 2012.

### III BACKGROUND:

- The Energy Policy Institute of Canada (EPIC) is a non-profit organization formed by 37 business organizations and chaired by David Emerson.
- EPIC's sole purpose is to develop a comprehensive, pan-Canadian approach to energy which will provide the foundation for recommendations to federal, provincial and territorial (F/P/T) governments.
- In the last few months EPIC has produced five draft papers in support of a Canadian Energy Strategy on key areas in which they recommend industry and government make fundamental changes:
  1. Regulatory Reform;
  2. Innovation;
  3. Energy Literacy and Energy Conservation;
  4. Market Diversification; and
  5. Carbon Pricing.
- In mid-February, EPIC held a working session attended by select industry and Environmental Non-Governmental Organization participants, as well as Alberta Minister Ted Morton and senior officials from the Alberta Energy Ministry. Natural Resources Canada Minister Joe Oliver and Alberta Premier Alison Redford gave speeches at the session.
- Over the past few years, there has been growing support and momentum for the development of a Canadian Energy Strategy. A range of stakeholders, including EPIC, the Canada West Foundation and the Canadian Council of CEOs, have expressed strong support for the development of a Canadian Energy Strategy. These groups have submitted to governments their proposals for both the strategy's content and a public consultation process within which to develop the strategy.
- In 2007 the Council of the Federation released "A Shared Vision for Energy in Canada".
- At the July 2011 Energy and Mines Ministers Conference (EMMC) in Kananaskis, Alberta, F/P/T Energy Ministers approved the attached two documents for public release and implementation:
  1. **Canada as a Global Energy Leader: Toward Greater Pan-Canadian Collaboration**, describes the country's key energy opportunities and challenges and the elements of greater Pan-Canadian collaboration, including a shared vision, common principles and key objectives; and
  2. **The Pan-Canadian Approach to Energy Action Plan**, which identifies and prioritizes collaborative projects in which F/P/T jurisdictions may participate on a voluntary basis.

- These documents, developed by staff in energy departments across Canada, are based on the principles of a market-based approach and respect for constitutional jurisdictions. Participation by jurisdictions in specific actions is on a voluntary basis. This enables collaboration without requiring a consensus of all jurisdictions, which have different energy endowments and constituent interests.
- Subsequent to the July 2011 EMMC meeting, Alberta Premier Redford announced that she will lead the development of the Canadian Energy Strategy by Canadian Premiers, although the details on how this will be undertaken are unknown.

#### IV DISCUSSION:

- Three of EPIC's five areas for fundamental change are those identified by F/P/T Energy Ministers as Action Plan Priorities:
  1. **Regulatory Reform** – Energy Ministers were unanimous in this being the highest priority for action. B.C. looks forward to forthcoming federal legislative and regulatory changes to implement “one project- one process”. EPIC's draft recommendations call for an early warning system for projects with “showstopper” environmental effects, a single designated lead agency, and regulated mandatory timelines for aboriginal consultation.
  2. **Energy Information and Awareness and Energy Efficiency** – Energy Ministers directed completion of five specific energy efficiency deliverables:
    - a. enhance the building code,
    - b. improve the home energy rating system,
    - c. increase the energy efficiency of products and appliances
    - d. advance energy efficiency of freight transportation, and
    - e. adopt the ISO 50001 international energy management standard.
 They also directed work to be done to increase the public's overall energy awareness and literacy, not only with regard to energy conservation. EPIC's draft recommendations are consistent with these actions.
  3. **New Markets and International Trade** – Energy Ministers agreed to collaborate on developing new markets and international trade in Canadian energy and energy products. EPIC supports increased oil and gas exports to Asian markets, increased electricity and oil trade within Canada, and transparency on any subsidies in electricity pricing.

#### V CONCLUSION:

- Alberta Premier Redford is leading the development of a Canadian Energy Strategy with the other Premiers. EPIC's work will provide valuable input to this initiative.

**DRAFTED BY:**  
 Karen Koncohrada, ED,  
 Corporate Policy, Planning  
 and Legislation  
 250-952-0274

**APPROVED BY:**  
 Laurel Nash, EL, TACRD  
 Steve Carr, DM ✓

Attachments (2)

## **Collaborative Approach to Energy - Action Plan**

Ministers agreed to initiate voluntary collaborative work in the following areas:

### **I. Economic Prosperity & Responsible Energy Supply**

1. Intensify efforts to streamline regulatory project reviews to improve efficiency and effectiveness, with timely, transparent, fair and predictable processes. The goal is one project, one review for environmental assessments and associated regulatory processes.
2. Collaborate and focus efforts on capturing new markets and promoting international trade opportunities for energy and energy-related technology and service exports to global customers.
3. Engage with the US on electricity grid issues (grid reliability, cyber security and smart grids) and support further development of the US market for Canada's clean and renewable electricity (including hydro).
4. Share information and best practices on (1) the development and integration of emerging renewable sources of electricity and (2) developing and regulating oil and gas resources, including shale gas.
5. Collaborate on the development of infrastructure to facilitate the diversification and expansion of efficient and competitive markets for energy products and services.

### **II. Efficient Energy Use**

1. Build on the energy efficiency accomplishments derived from EMMC 2010 commitments, including:
  - a. Publish more stringent model energy code for buildings and commit to a cycle of further improvements.
  - b. Collaborate on next generation home energy rating system to support labelling, codes and incentives.
  - c. Strengthen business capacity to finance energy efficiency projects in the built environment by providing tools.
2. Advance the energy efficiency of freight transportation in Canada.
3. Improve the energy efficiency of energy-using products purchased by Canadians.
4. Improve industrial energy performance by adopting the ISO 50001 international energy management standard.

5. Collaborate with the goal of identifying and implementing new trends in integrated community energy planning.

### **III. Knowledge and Innovation**

1. Identify critical energy technology areas to enable Canada's transition to a lower-carbon emission economy and develop an action plan to advance them through collaborative, public-private sector research, development and demonstration.  
Critical energy technology areas may include:
  - a. Smart grid technologies
  - b. Renewable fuels and sources of electricity
  - c. Shale gas
  - d. Marine renewables
  - e. Electric vehicles
  - f. Carbon capture and storage (CCS)
2. Benchmark the performance of Canada's energy innovation system against key international competitors.
3. Develop a collaborative approach to energy information, including collaboration on increasing energy awareness and literacy.
4. Collaborate to find innovative and effective ways to develop and educate a workforce for the energy industry.

Ministers tasked officials to advance work in the following initial priorities for action, leading to EMMC 2012:

- 1) Regulatory Reform
- 2) Energy Efficiency
- 3) Energy Information and Awareness
- 4) New Markets and International Trade
- 5) Smart Grid and Electricity Reliability

# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS

## MEETING INFORMATION NOTE

**DATE:** March 7, 2012

**PREPARED FOR:** Honourable Rich Coleman, Minister

**MEETING DETAILS:** Rent control meeting with key landlord stakeholders on March 8, 2012

### **BACKGROUND:**

- A meeting regarding rent controls will be attended by:
  - Rob Hunter, Director, and Marg Gordon, Chief Executive Officer of the BC Apartment Owners and Managers Association (BCAOMA)
  - Debbie Hunt, President and Al Kemp, Chief Executive Officer of the Rental Owners and Managers Society of BC (ROMS-BC)
  - John Phipps, Chair of the Rental Committee, and Roger Williams, Executive Director of the Professional Association of Managing Agents (PAMA) and
- Landlord associations have met with Minister Coleman several times on this topic over the past two years.

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s.13

### **ISSUES:**

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# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS

## MEETING INFORMATION NOTE

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### **RECOMMENDED RESPONSE:**

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**Enclosures/Attachments** Appendix 1: Historical Rent Increase Provisions of BC  
Tenancy Statutes.

Appendix 2: s.13, s.17

**Prepared by:**

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**Reviewed By:**

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**Initial:**

**Date:**

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Assistant Deputy Minister  
Office of Housing and  
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Steve Carr  
Deputy Minister

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Cliff#: 15248  
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Updated: March 7, 2012

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# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS

## MEETING INFORMATION NOTE

### Appendix 1 – Rent Increase provisions of BC tenancy statutes

1951 **Leasehold Regulations Act** allows rent ceiling to be established by regulation

1954 **Rent Control Act** allows municipalities to establish ceiling on rent increases

1974 **Landlord and Tenant Act** allows:

- municipalities to establish rent increase ceiling
- allows a province-wide ceiling of 10.6%, with additional 12% allowable when there have been renovations
- Rent Review Commission to consider tenant-initiated complaints

1977 **Residential Tenancy Act** continues tenant-initiated review authority of Rent Review Commission

1994 **Residential Tenancy Act** transfers adjudication of rent increase complaints to Residential Tenancy Branch

- Rent increases may reflect increases in local government levies and capital expenditures
- Prohibits “rent increases with intent to evict” and sets penalty by requiring landlord to pay tenants moving costs plus difference in rent resulting from forced move

1999 **Residential Tenancy Act** provisions on rent increases streamlined by adding a ceiling (a prescribed inflation adjustment factor set by regulation) to the allowable factors of local government levies and capital expenditures

2004 **Residential Tenancy Act** requires rent increases to comply with Regulations (inflation plus 2%).

**OFFICE OF HOUSING AND CONSTRUCTION STANDARDS  
MEETING INFORMATION NOTE**

s.13, s.17

# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS

## DECISION NOTE

**DATE:** March 14, 2012

**PREPARED FOR:** Honourable Rich Coleman, Minister

**ISSUE:** Housing society exemptions under the Residential Tenancy Regulation

### **BACKGROUND:**

- Recent disputes have raised questions about housing society exemptions from rent control provisions of the *Residential Tenancy Act*.

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- The exemption applies to local government housing corporations and any housing society that has an operating agreement with the BC Government, BC Housing or the Canada Mortgage and Housing Corporation.
- The exemption allows housing societies to raise the rent as a tenant's income increases and, through Section 49.1 of the *Residential Tenancy Act*, to end a tenancy of someone who no longer qualifies for a subsidy.
- These exemptions ensure the unit continues to be used as subsidized housing.

### **DISCUSSION:**

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# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS DECISION NOTE

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## OPTIONS

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# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS DECISION NOTE

s.13, s.14, s.17

## **RECOMMENDATION:**

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Honourable Rich Coleman  
Minister

**Prepared by:**  
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Steve Carr  
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March 19,  
2012\_\_\_\_\_

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**OFFICE OF HOUSING AND CONSTRUCTION STANDARDS  
DECISION NOTE**

# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS

## MEETING INFORMATION NOTE

**DATE:** March 23, 2012

**PREPARED FOR:** Honourable Rich Coleman, Minister Responsible For Housing

**MEETING DETAILS:** Meeting on March 27, 2012 with  
British Columbia and Yukon Territory Building and Construction  
Trades Council

### **BACKGROUND:**

- The British Columbia and Yukon Territory Building and Construction Trades Council (the Council) was founded in 1967 and is an umbrella organization for construction unions.
- The Council is comprised of 14 construction unions representing 40,000 members throughout BC and the Yukon Territory and is governed by one representative from each of the 14 unions.
- The Council will host its 42<sup>nd</sup> annual convention in Victoria from March 26 to 28, 2012. Delegates from across the Province will be attending to discuss a wide variety of issues affecting workers in British Columbia's construction industry.
- The Council is organized into regional councils. The regional councils initiate and oversee the Council activity within their geographical boundaries. There are five regional councils in the province of BC:
  - Kamloops – Revelstoke – Okanagan and District;
  - Kootenay District;
  - Prince George and District;
  - Vancouver Island and District; and
  - Vancouver - New Westminster and District.
- A recent news release on the Council website outlines the construction union's disappointment that trades training was left out of the provincial budget and that the International Trade Association budget was cut by \$5 million.

# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS MEETING INFORMATION NOTE

## ISSUES:

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# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS MEETING INFORMATION NOTE

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## **RECOMMENDED RESPONSE:**

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## **Enclosures/Attachments**

Appendix A: List of Attendees

Appendix B:

Appendix C:

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Appendix D: Convention Issue Sheet

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Updated:

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# OFFICE OF HOUSING AND CONSTRUCTION STANDARDS

## MEETING INFORMATION NOTE

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Steve Carr  
Deputy Minister  
Ministry of Energy and Mines and  
Minister Responsible for Housing

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March  
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## **Appendix A: List of Attendees**

Jeff Vasey, Assistant Deputy Minister, Office of Housing and Construction Standards

Tom Sigurdson, BC Building Trades Executive Director

Brian Cochrane, Business Manager, Operating Engineers Local 115

James Leyland, Business Manager, Ironworkers Local 97

Harry Van Beest, Assistant Business Manager, IBEW Local 213

Allan Bruce, International Representative, Operating Engineers Local 115

## Appendix B

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Pages 104 through 105 redacted for the following reasons:

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