



File #: AR-16-489, **Version:** 1

TAMRMS#: B09

Sustainable Buildings Policy

Presented by: Gilles Prefontaine, General Manager, Development Services Division

RECOMMENDATION

That Standing Committee of the Whole recommend to Council to approve City Council Policy C-P&E-12 Sustainable Buildings, provided as an attachment to the March 13, 2017 Agenda Report entitled "Sustainable Buildings Policy".

PURPOSE OF REPORT

The purpose of the agenda report is to present Council with a final draft of Council Policy C-P&E-12 Sustainable Buildings.

COUNCIL (OR COMMITTEE) DIRECTION

On April 7, 2015 Council passed the following motion:

(C189-2015)

That the City Manager propose a Sustainable Building Development Policy (stand alone or within the Facility/Capital Costing policy) that ensures that City-owned new facilities and major renovations are designed and constructed to an environmentally sustainable standard that enhances the indoor and outdoor environments, reduces the impact on natural resources and provides long-term economic savings which benefit all City of St. Albert residents, now and in the future.

On August 22, 2016 Council passed the following motion:

(C495-2016)

That members of Council provide comments on the draft Council Policy C-P&E-12 Sustainable Buildings, provided as Attachment 1 to the August 22, 2016 agenda report entitled "Sustainable Building Policy", by September 30, 2016.

That Administration consider the draft Council Policy C-P&E-12 Sustainable Buildings when updating project charters OA-005 Community Branch Library and SERV-004 6th Arena Ice Surface for inclusion in the 2017 Budget process.

That Administration present a final draft of Council Policy C-P&E-12 Sustainable Buildings for Council's approval in Q4 2016.

On November 14, 2016 Council passed the following motion:

That the motion be postponed to a meeting following budget debate.

BACKGROUND AND DISCUSSION

The Sustainable Buildings Policy was last before Council at the Standing Committee of the Whole meeting on November 14, 2016. At that meeting a decision on the approval of the Council Policy C-P&E-12 Sustainable Buildings was postponed until after budget debate.

The Sustainable Buildings Coordinator position, which was to be responsible for leading the implementation, operations, and monitoring of this policy, was not approved in the 2017 budget.

The recommendation from Administration is that the Sustainable Buildings Policy be approved with operations, monitoring, and full implementation. However, if Council does not wish to approve the full policy, Administration would recommend not approving, as opposed to approving a policy without operations and monitoring. Approving the policy without operations and monitoring would lead to increased up front costs with no certainty of receiving a sustainable return on investment.

Attached is the agenda report and package from November 14, 2016. In this package the attachment entitled Council Policy C-P&E-12 Sustainable Buildings was not the correct final clean version, as it did not reflect changes made based on Council feedback. The correct redline version with Council feedback edits was attached as Council Policy C-P&E-12 Sustainable Buildings with amendments highlighted.

The correct clean final version with Council feedback has been attached to this report for March 13, 2017, entitled Council Policy C-P&E-12 Sustainable Buildings Final Draft.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

See agenda report attached from November 14, 2016.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

- Capital, operating, and lifecycle costs will be outlined in every capital project charter related to this policy. It is anticipated that there will be an increase of capital costs related to the projects but a corresponding decrease in operating costs.
- There would be required funds for hiring consultants/staff to monitor and implement the policy, but also the implication that the ability to monitor would help ensure a sustainable return on investment and maximize building performance.

Legal / Risk:

- None at this time.

Program or Service:

- Sustainable Building Policy will need to be incorporated in project charters.

Organizational:

- Departments involved in constructing, renovating, and maintaining city buildings will need to

integrate the Sustainable Buildings Policy into their operations.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

If Council does not wish to support the recommended option, the following alternatives could be considered:

- a) Alternative 1. Reject Council Policy C-P&E-12 Sustainable Buildings. Implication would be that City Buildings would not be required to be built to the standards of an industry recognized third-party green rating certification system. Administration would discontinue all work on a Council Policy on Sustainable Buildings.
- b) Alternative 2. Direct Administration to incorporate the Service Standards / Expectations detailed with in the draft of Council Policy C-P&E-12 Sustainable Buildings into the upcoming Council Policy on Community Design.
- c) Alternative 3: Direct Administration to utilize Council Policy C-P&E-12 Sustainable Buildings to create a related City Manager Directive and discontinue work on a Council Policy for Sustainable Buildings.

Report Date: March 13, 2017

Author(s): Gilles Prefontaine, GM Development Services and Robin Beukens, Planner

Committee/Department: Development Services

General Manager: Gilles Prefontaine

City Manager: Kevin Scoble

Previously Distributed