



# Knightsbridge Custom Homebuilders Ltd.



## PROPOSED AMENDMENTS to the LANDUSE BYLAW 1P2007

### Standing Policy Committee for Planning and Urban Development Agenda Item 4)

(a) Delete subsection 25(1)(n) and replace with the following:

- "(n) **Solar collectors**, if the **building** they are on is not listed on the **City** inventory of evaluated historic resources, and:
- (i) the total power generation capacity of all **solar collectors** on the **parcel** is ~~40 kilowatts or less~~; or
  - (ii) the **solar collectors** are located on a **building**, a minimum of 2.4 metres above **grade**; or
  - (iii) the **solar collectors** are used for thermal energy;"

The proposed amendment based on the Engagement with Claire Beckstead in Oct 2018 is acceptable as proposed in 25.1 n) ii), stated above. The city's stated goal, in those engagements, is to not interfere or discourage use and development solar panels. Therefore:

I would like to have the reference to the ~~10 Kilowatt limit removed~~ and worded to be in alignment with governing legislation.

- (i) the total power generation capacity of all **solar collectors** on the **parcel** is ~~not more than 1 kilowatt more than required for use on the parcel~~; or

This 10-Kilowatt limit effectively stops anyone from building a full net (electrical) energy zero home in the developing areas. Homes in the existing developed estate lot areas being retrofitted are also affected.

New homes and renovations that would already require a Development Permit would still go before Planning for a review and assessment. These are the projects most likely to be adding a full solar component.

BILD's Climate and Environment Committee is working with the City's Climate Resiliency and Sustainability Working Group to bridge the technical gaps and integration between the various players in this new technology.

Bild's Inner city Builders Group can help develop new bylaw regulations around these issues.

What we need is to do is to get all participants in this technology together to talk about the system as a whole.

What technical components are still missing? How do we resolve these issues? Our sense is that 'parties' are playing with their cards close to their chests and even within organizations solar power generation is a periphery issue.

We need to develop an industry, municipal, power generation, solar engineers/ installers working group to build guidelines for the next generation of the Land Use Bylaw. Define the issues and provide solutions to integrate this technology into everyday practice.

Discussion and Questions:

Warren Gaul,  
BILD: Climate and Environment Committee  
BILD: Inner City Builders Committee  
Designer/ Architectural Technologist,  
Knightsbridge Custom Homebuilders Ltd.  
403.228.0884 (224)