



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

March 11, 2016

Climate Leadership Discussion Paper
Ministry of Environment
Climate Action Secretariat
PO Box 9486, Stn Prov Govt
Victoria, BC V8W 9W6

Submitted by email: climateleadershipplan@gov.bc.ca

Dear Climate Leadership Team:

On behalf of the British Columbia Real Estate Association (BCREA), thank you for your continuing work to ensure British Columbia's leadership in climate change adaptation. REALTORS® and real estate boards around the province are interested in issues impacted by climate change, and we are pleased to provide the following feedback to your January 2016 Consultation Guide.

As requested, we have organized our feedback according to the suggested headings of What We Value and The Way We Live.

What We Value

For several years, BCREA has advocated that existing floodplain maps around the province need to be updated, so communities can make reliable decisions about where and how they grow. Floodplain maps inform development decisions, and also help guide emergency planning. Investing in mapping to mitigate the catastrophic impacts of flooding is far more cost-effective than responding to flood emergencies. Such planning will be most effective when done collaboratively by local, provincial and federal governments.

Therefore, we were pleased to see the recommendation 24, and particularly #24a, which urges that hazard maps for all climate related hazards be updated by 2020. BCREA believes, though, that the context of #24a within the entire recommendation is important—updating hazard maps is a critical first step, but it does not stand on its own. Monitoring systems, a policy framework and public communications are also essential.

The Way We Live

BCREA strongly believes improving the energy efficiency of existing homes is a worthy objective, and should be pursued through voluntary measures and incentives for property owners. A voluntary approach will help ensure that real estate prices are not negatively impacted, particularly in highly-populated areas of the province that are subject to some of the least affordable property in Canada.

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Recommendation 20, reducing greenhouse gas emissions from buildings by 50 per cent by the year 2030, is ambitious. BCREA believes the voluntary approach described in #20c, for programs that encourage retrofits and energy efficiency in existing building stock, is the right way to proceed.

We look forward to seeing the results of this consultation and the final Climate Leadership Plan. If BCREA can be of further assistance in the meantime, please contact me directly at rlaing@bcrea.bc.ca or 604-742-2787.

The British Columbia Real Estate Association (BCREA) is the professional association for more than 20,000 REALTORS® in BC, focusing on provincial issues that impact real estate. Working with the province's 11 real estate boards, BCREA provides continuing professional education, advocacy, economic research and standard forms to help REALTORS® provide value for their clients.

To demonstrate the profession's commitment to improving Quality of Life in BC communities, BCREA supports policies that encourage economic vitality, provide housing opportunities, respect the environment and build communities with good schools and safe neighbourhoods.

Yours sincerely,

A handwritten signature in black ink that reads "Robert Laing". The signature is written in a cursive, slightly slanted style.

Robert Laing
Chief Executive Officer