



Policy Definitions, Environmental Stewardship

Environmental Stewardship: The preservation and enhancement of environmental assets and resources that have been entrusted to an organization's management.

ISO 14001:2004: An internationally recognized standard stating the requirements for an organization to develop and implement an Environmental Management System (EMS). It is intended to establish and assess the effectiveness of an organization's ability to develop and meet a defined policy and objectives related to the environmental impact of its business activities. Registration to the standard requires auditing by an independent third party.

Environmental Management System (EMS): The organizational structure and supporting network of practices and procedures, which provides an organization with the framework for managing its environmental performance. It addresses immediate and long-term impacts of its products, services and processes on the environment and it focuses on continual improvement. It applies to those environmental aspects (impacts) that the organization can control.

High performance building solutions: Real estate and accommodation infrastructure solutions that are designed to be environmentally sustainable. They offer superior benefits as set out in the following criteria:

1. Economic Benefits/Returns
 - Reduced cost of ownership over life of the solution
 - Lower operating costs (energy, water, maintenance)
 - Reduced environmental liabilities
 - Longevity/Life-cycle (durability, adaptability to changing building user needs)
 - Enhanced marketability and higher return on assets
2. Social Benefits/Returns
 - Functional, healthy, safe and comfortable indoor environments that contribute to program outcomes through: increased worker productivity and reduced absenteeism; a competitive edge in attracting and retaining skilled workers; better health outcomes in health care facilities; and better learning outcomes in educational facilities
 - Lower demands on the community infrastructure (e.g., energy and water utilities, transportation, etc.)
 - Increased local economic activity
3. Environmental Benefits/Returns
 - Minimized environmental impact
 - Efficient use of resources (energy, water, materials)
 - Pollution prevention
 - Lower site impacts
 - Lower greenhouse gas emissions

Greenhouse Gas Reduction Targets Act

This act (November, 2007) puts into law British Columbia's 2020 greenhouse gas emissions (GHGs) target reduction by at least 33 per cent below 2007 levels. It also includes the long-term target of an 80 per cent reduction below 2007 levels by 2050

Climate Action Plan - LiveSmart BC

The Climate Action Plan (June, 2008) is B.C.'s roadmap to a new, prosperous, green economy for the province. It outlines strategies and initiatives to take B.C. approximately 73 per cent towards meeting the goal of reducing greenhouse gas emissions by 33 per cent by 2020. These include a requirement that all new provincially-owned or leased buildings be built to a minimum of LEED Gold or equivalent criteria. This requirement supersedes the LEED Silver requirement in the current High Performance Building Policy, pending approval of updated High Performance Building Policy

The BC Energy Plan: A Vision for Clean Energy Leadership

A plan approved by Cabinet in February 2007, which sets out a strategy for reducing greenhouse gas emissions and commits to investments in alternative technology. The plan outlines steps that B.C. will take to reach these goals for conservation, energy efficiency and clean energy.

Energy Efficient Buildings

A plan approved by Cabinet in March 2005, which outlines measures to improve energy efficiency in buildings of both the private and public sectors. Measures include commitments by the B.C. Government to improve the energy efficiency of publicly funded facilities.

High Performance Building Policy

A policy approved in October 2006 as part of the Ministry of Environment's Air Action Plan, and which integrate it into the Capital Asset Management Framework. The policy, as written then, applies to the construction of and major renovations to buildings, all provincial public sector agencies, and all forms of capital procurement. The policy establishes voluntary performance targets, including independent certification to the equivalent of LEED Silver, 25% lower energy use and a preference for wood and wood products from sustainably managed forests. (an updated policy is pending approval)

Air Action Plan

The plan (June, 2008) sets out 28 actions to reduce air pollution, complementing the government's plan to reduce greenhouse gas emissions, and the new BC Energy Plan, which ensures, among other things, that at least 90 percent of the electricity generated in BC will continue to come from clean or renewable sources.

Public Sector Energy Conservation Agreement (PSECA)

An agreement (November, 2007) between BC Hydro and the Province to fund building retrofits to achieve a reduction in provincial energy consumption and greenhouse gas emissions. Through PSECA, B.C. is targeting a 20 percent reduction in public sector electricity consumption by 2020.

Living Water Smart – B.C.'s Water Plan

The plan (July, 2008) provides government visions for sustainable water stewardship. Drawing on a variety of policy measures, including planning, regulatory change, education, and incentives like

economic instruments and rewards, the plan commits to new actions and builds on existing efforts to protect and keep B.C.'s water healthy and secure.

Capital Asset Management Framework

A framework which describes the government's approach to capital procurement, including objectives and principles; best practices and steps to follow for traditional (public sector) and alternative capital procurement; and criteria and processes for reviewing, assessing and accepting proposals from the private sector. A key element of the framework involves the development of a business case that includes an assessment of options based on:

- Quantitative factors: initial capital costs, operating and maintenance costs over the life of a project and ongoing operating costs related to service delivery (i.e., life cycle costing).
- Qualitative factors to include environmental, social and other value-for-money criteria (e.g., flexibility, labour relations issues, business relationship, etc.)