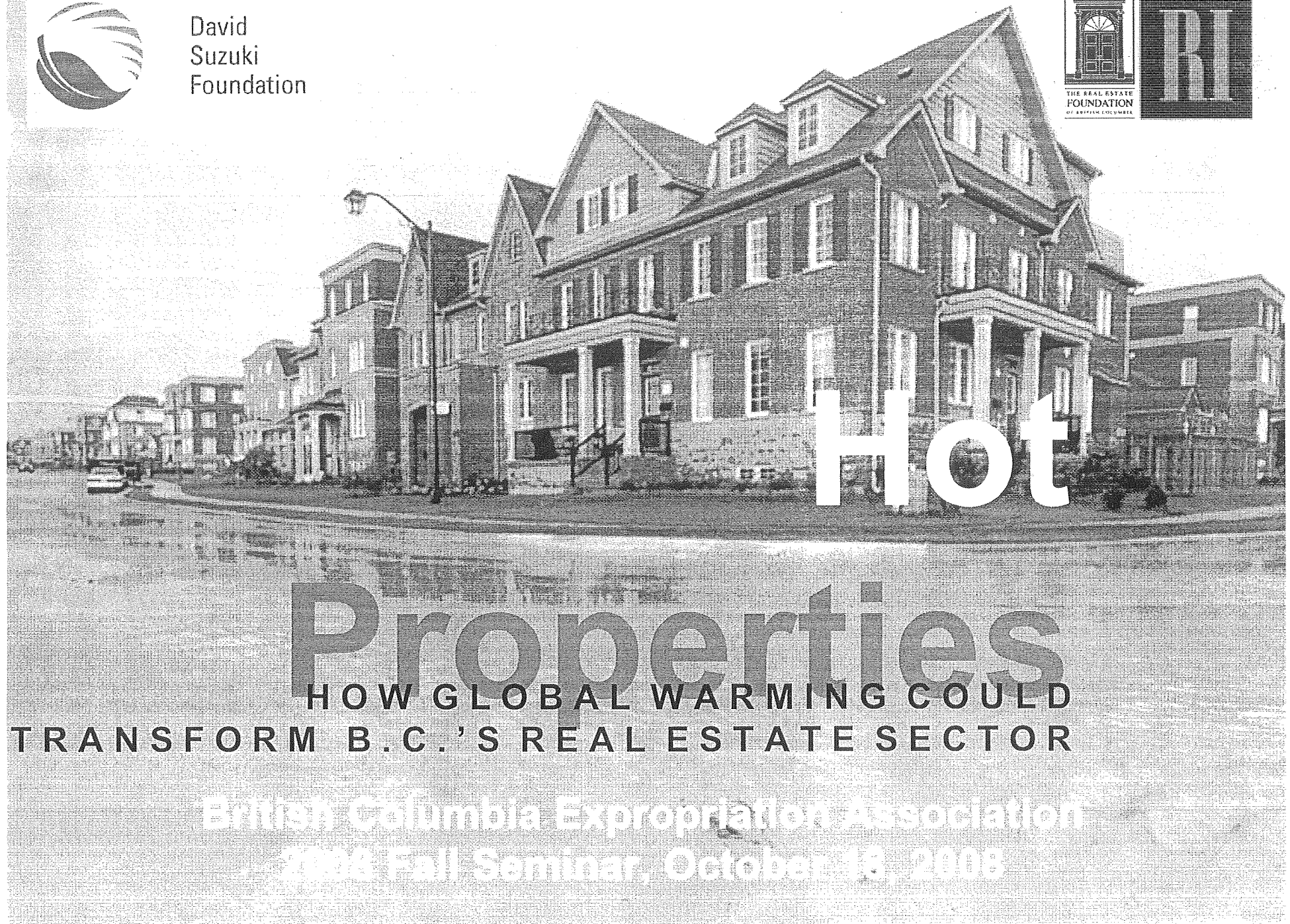
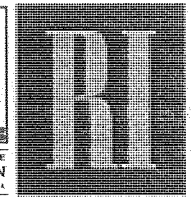




David
Suzuki
Foundation



Hot

Properties

HOW GLOBAL WARMING COULD
TRANSFORM B.C.'S REAL ESTATE SECTOR

British Columbia Expropriation Association
2008 Fall Seminar, October 16, 2008

Dow Ind WCM-Daily

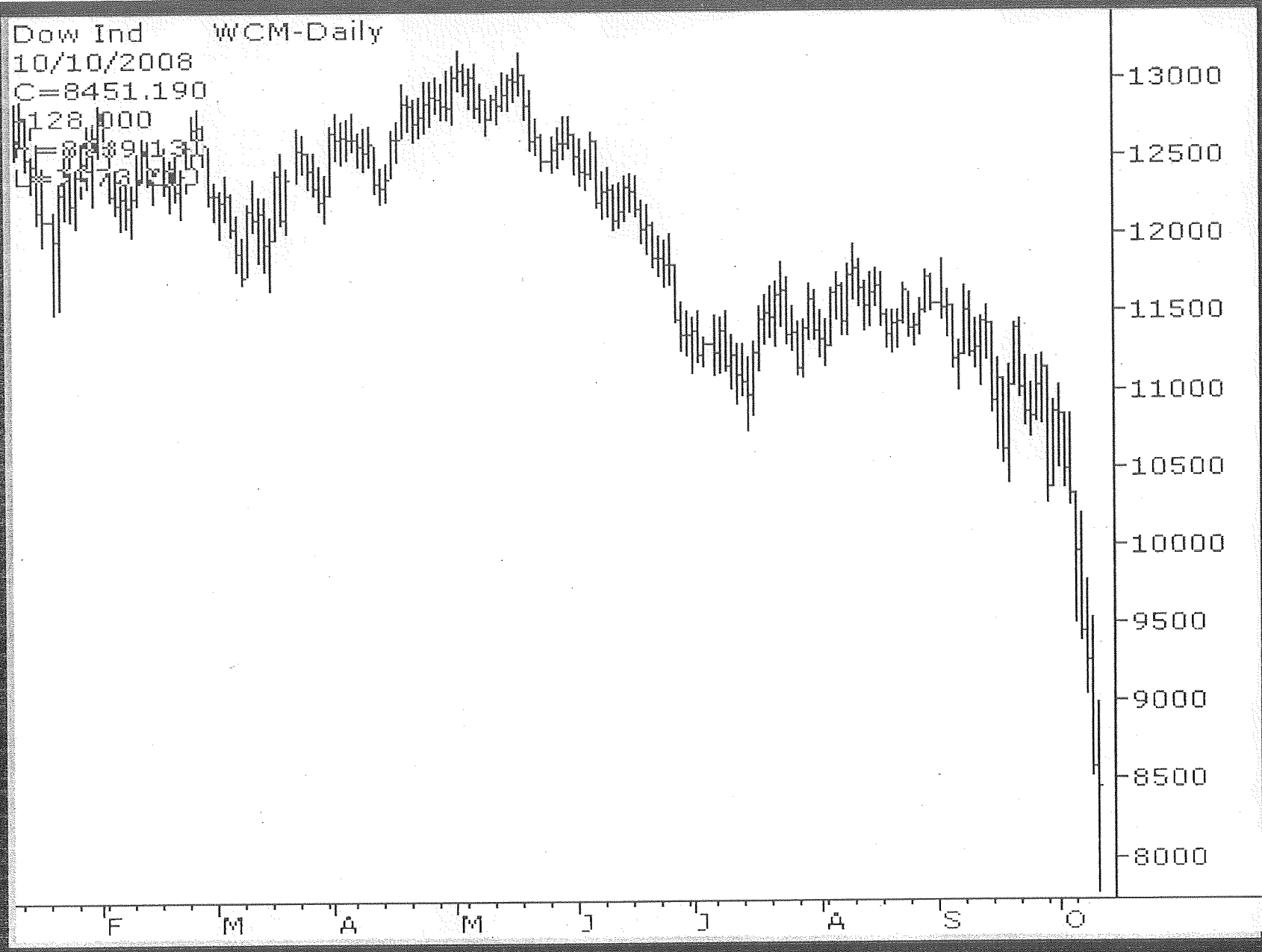
10/10/2008

C=8451.190

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We are part of the globe

**We are affected by global climate
change**

We affect global climate change

We can compete globally

We are part of the globe

**We are affected by global climate
change**

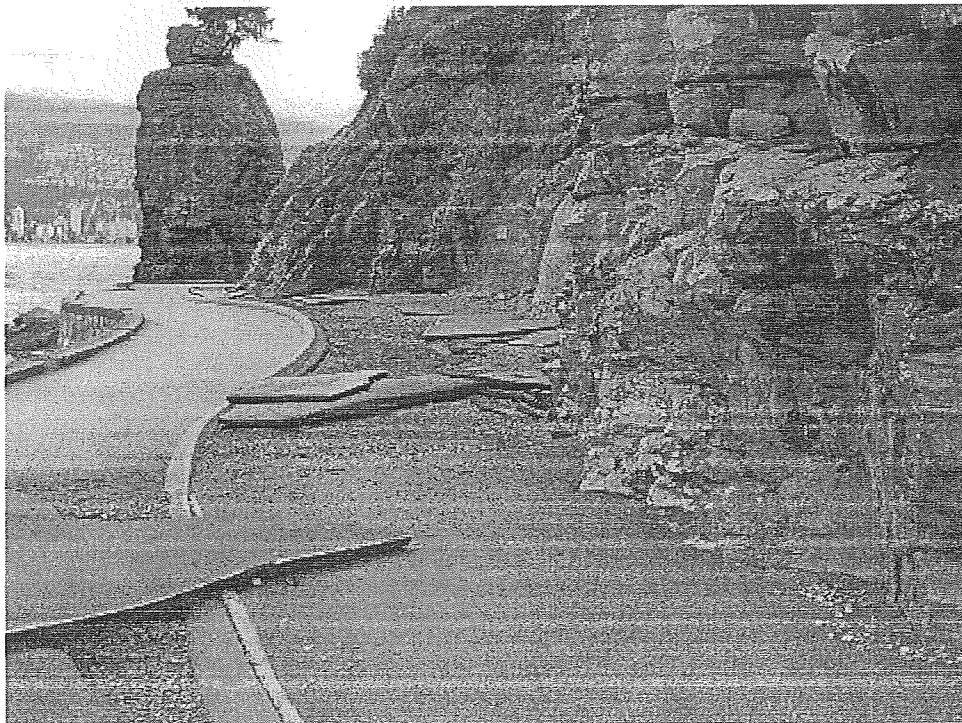
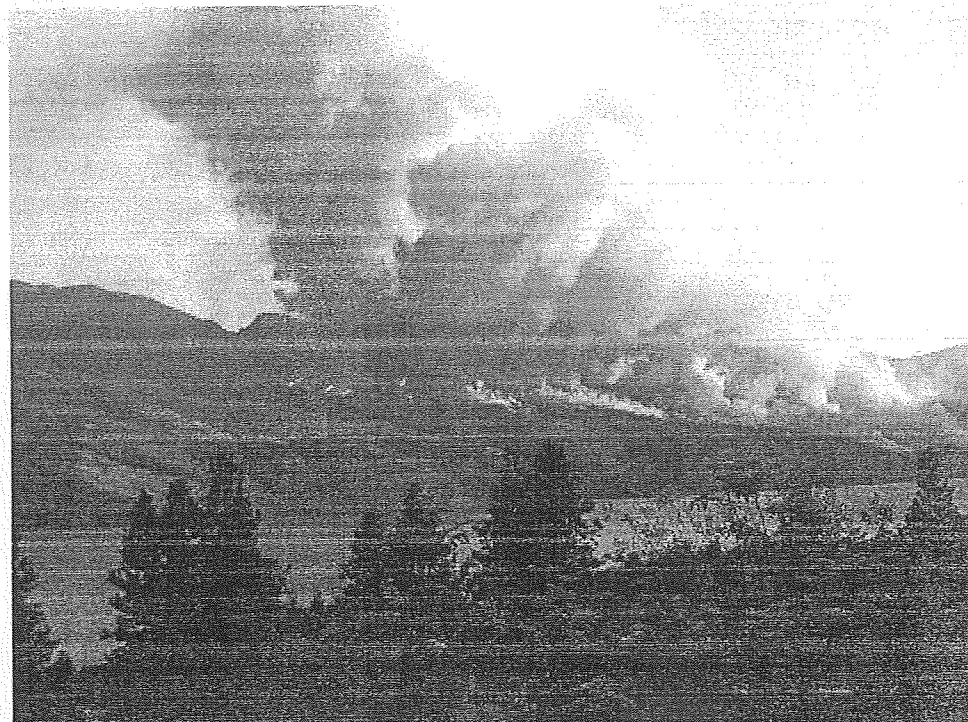
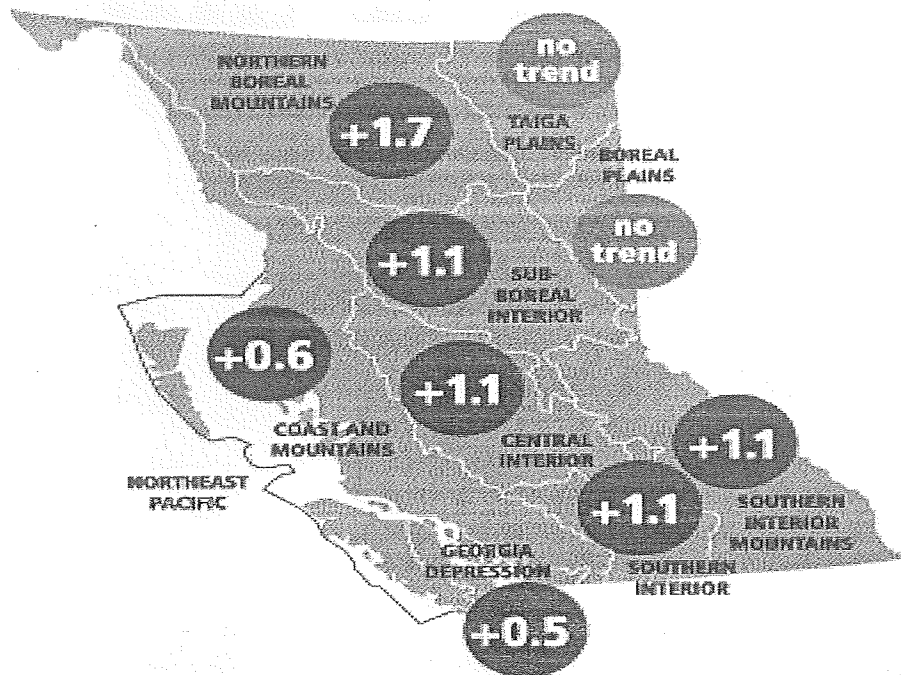
We affect global climate change

We can compete globally

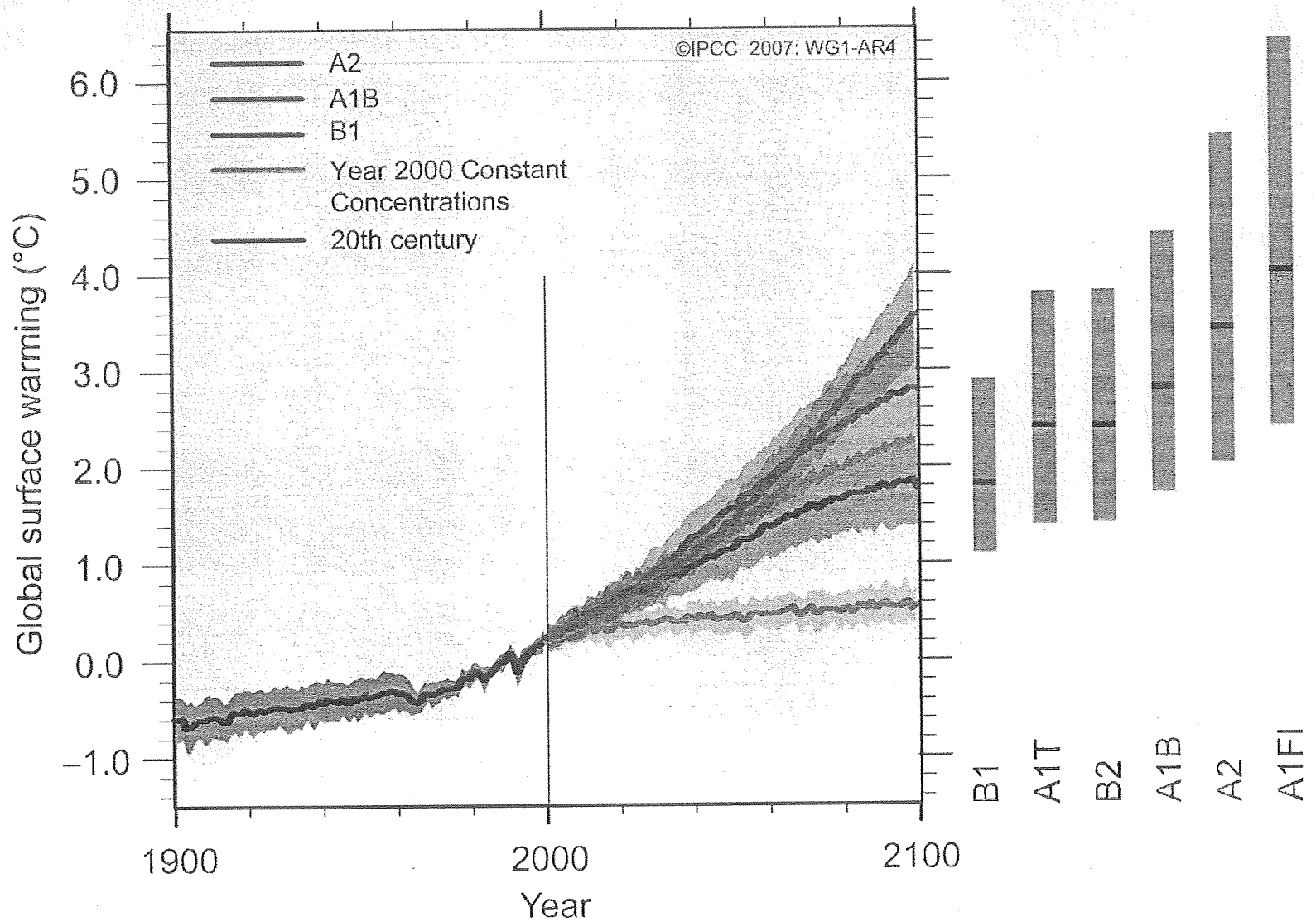
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We are part of the globe

**We are affected by global climate
change**

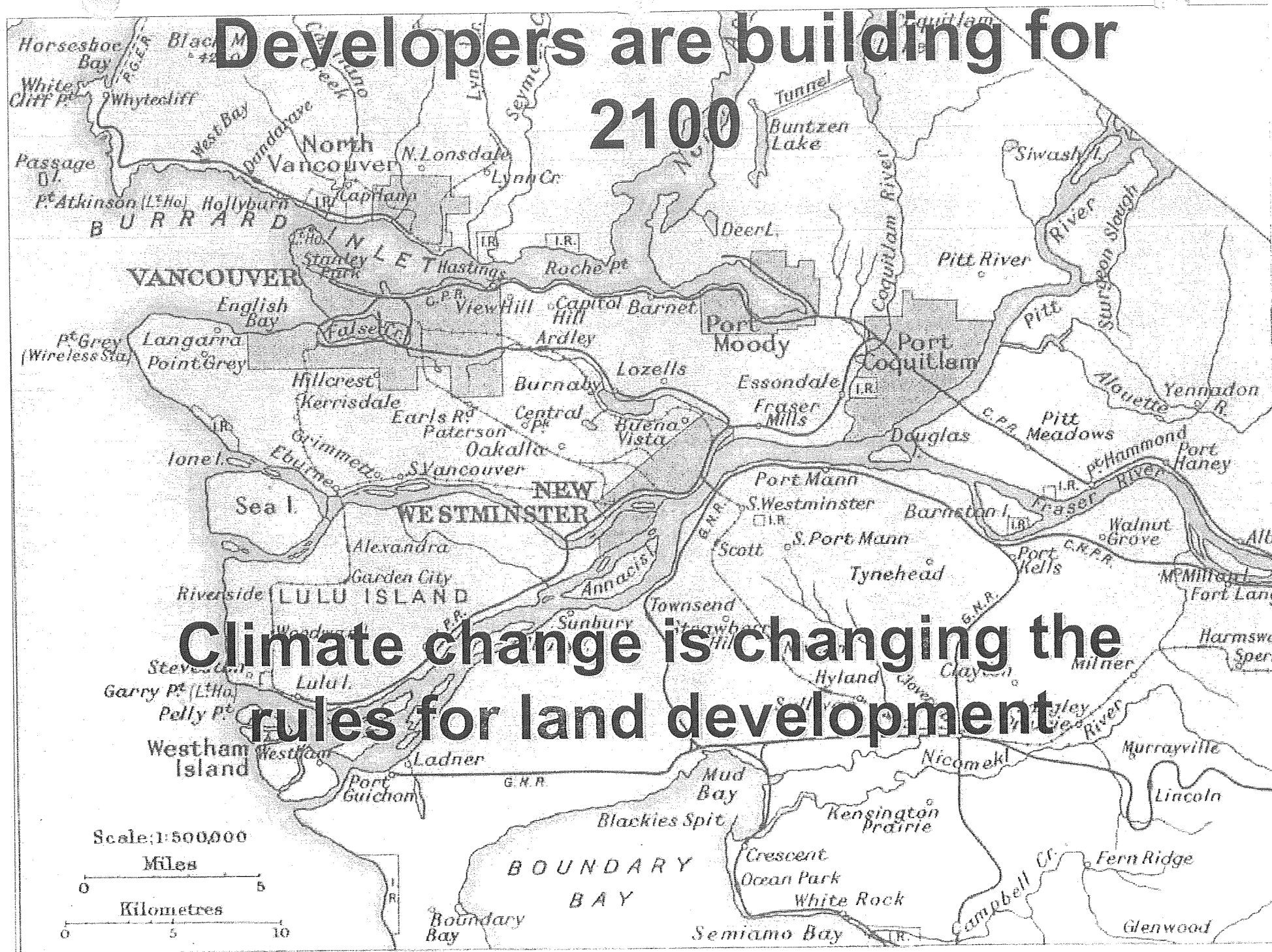


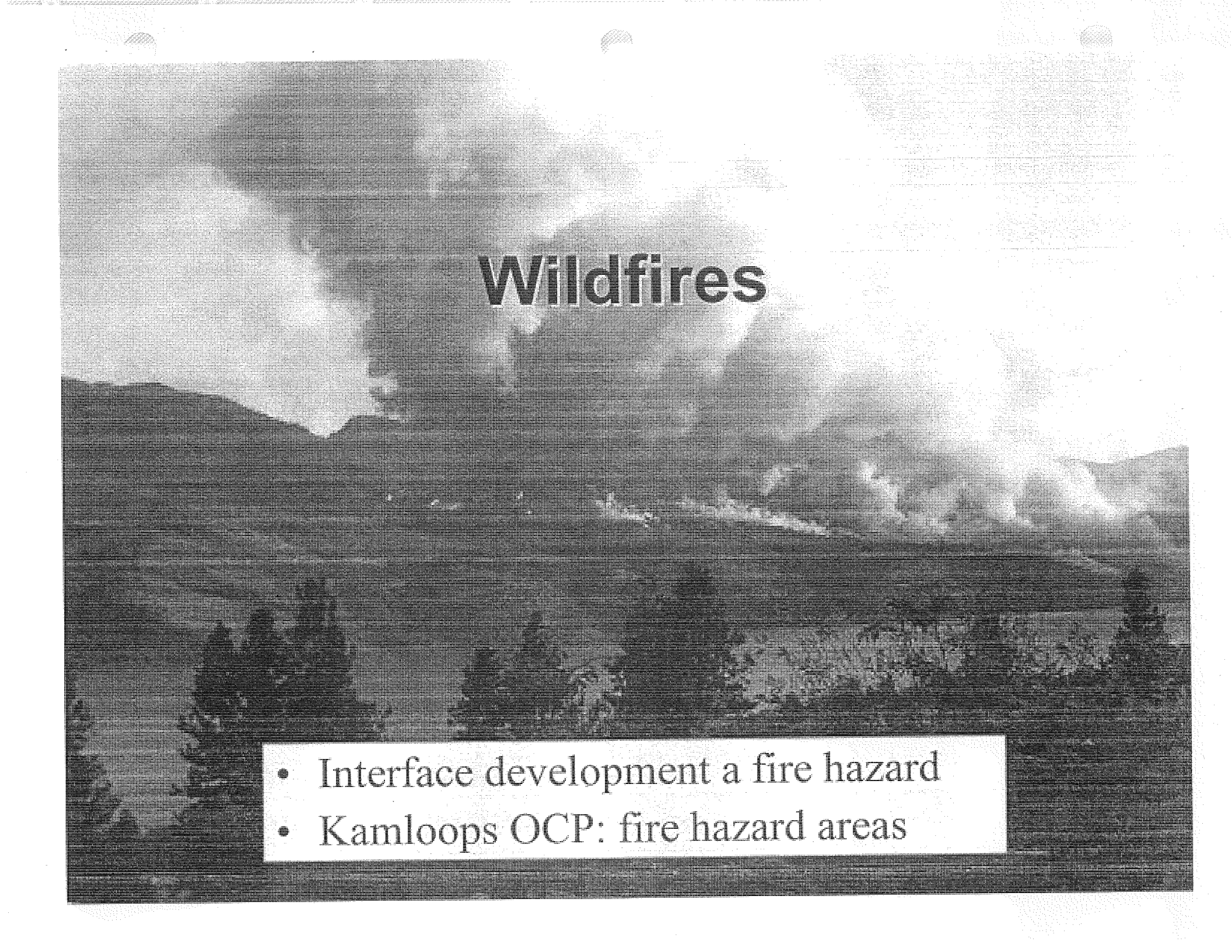
There is more climate change to come...



**Developers are building for
2100**

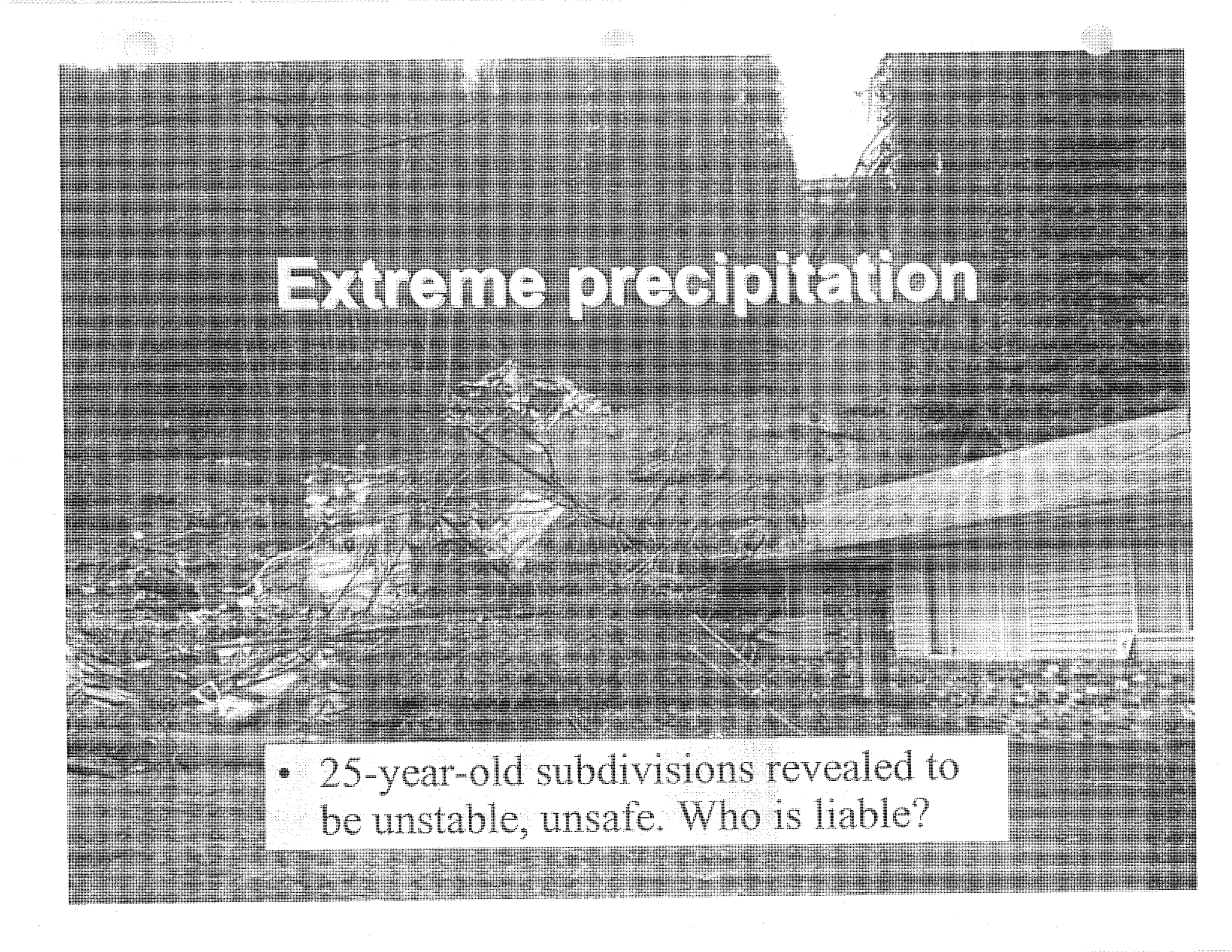
**Climate change is changing the
rules for land development**



A black and white photograph of a wildfire. Thick, dark smoke rises from a forested area in the background, partially obscuring the sky. The foreground shows a line of trees and a body of water reflecting the scene.

Wildfires

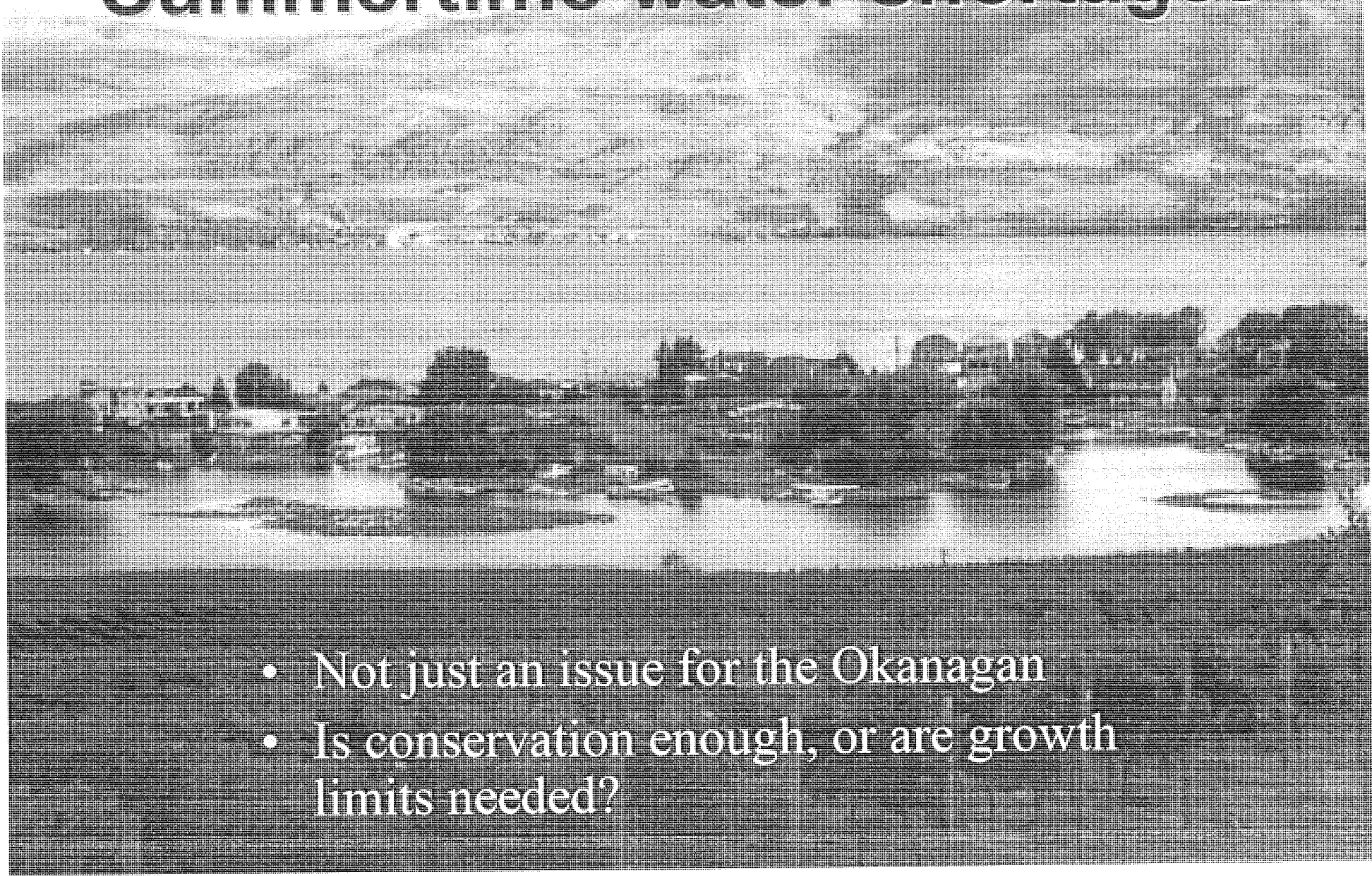
- Interface development a fire hazard
- Kamloops OCP: fire hazard areas

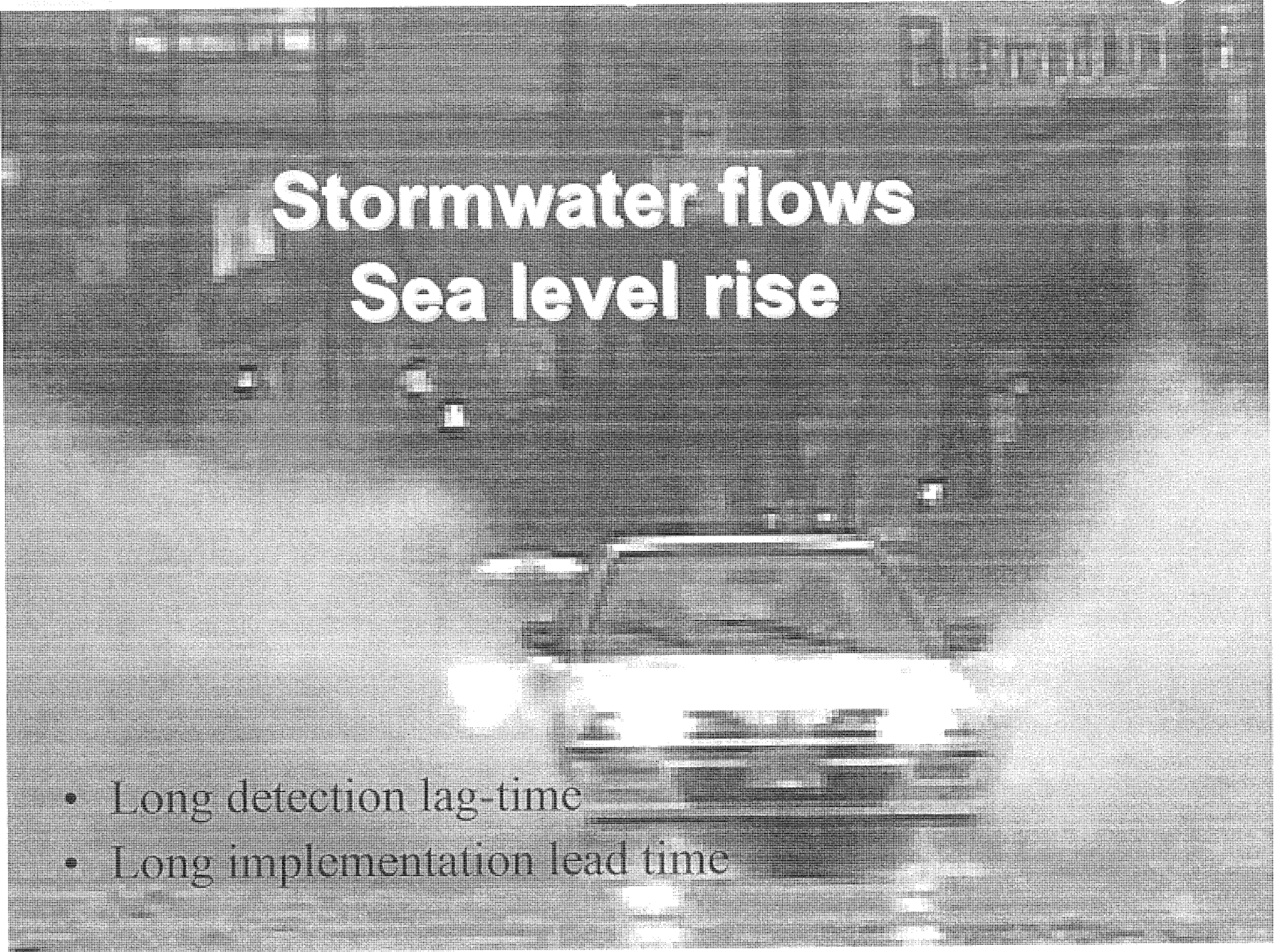
A black and white photograph showing the aftermath of a disaster. A house is visible on the right side, with its roof partially collapsed. Debris, including what appears to be a large piece of insulation or a roof section, is scattered in the foreground and middle ground. The background shows more of the damaged structure and some trees.

Extreme precipitation

- 25-year-old subdivisions revealed to be unstable, unsafe. Who is liable?

Summertime water shortages

- 
- Not just an issue for the Okanagan
 - Is conservation enough, or are growth limits needed?



Stormwater flows Sea level rise

- Long detection lag-time
- Long implementation lead time

Insurers are banking on the future

Swiss Re

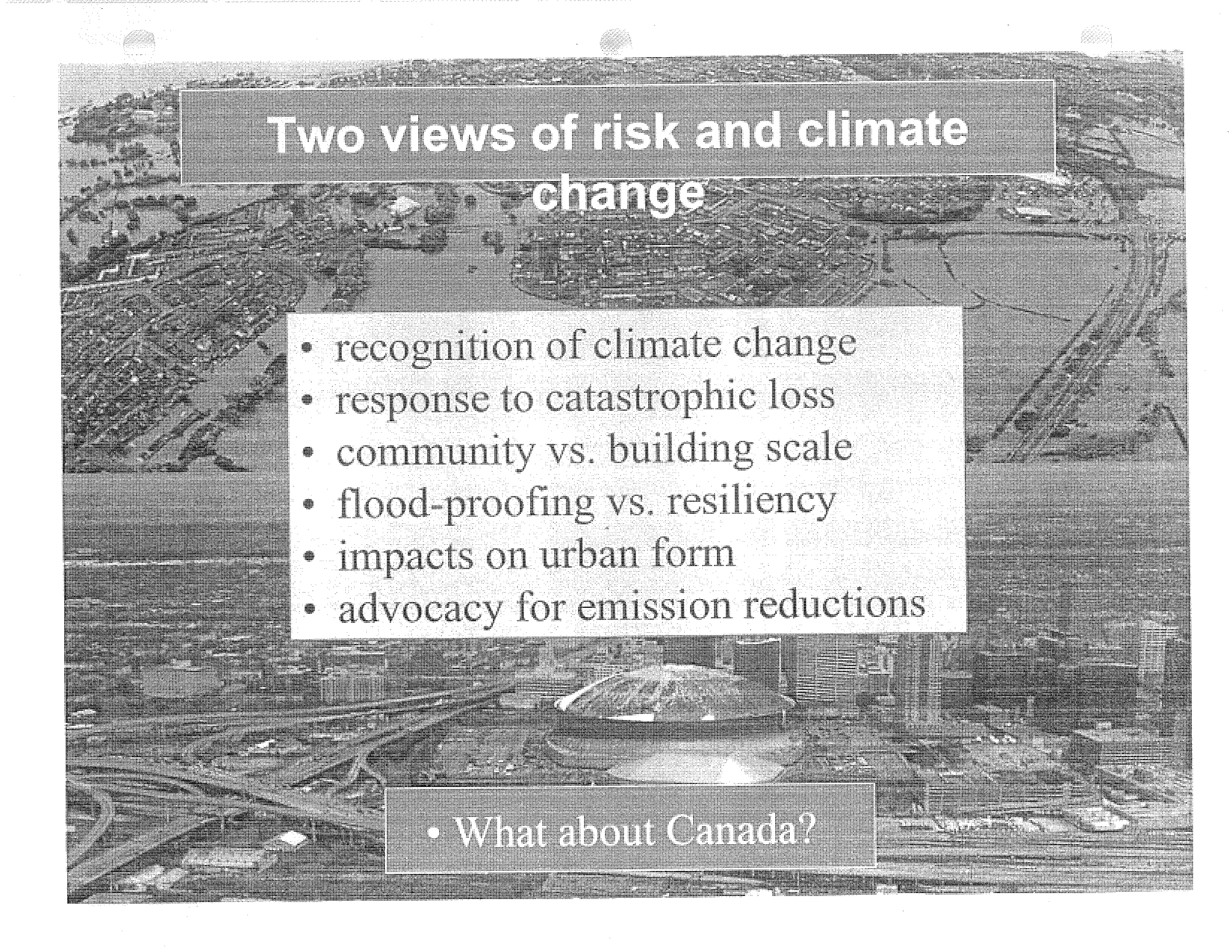


Opportunities and risks of climate change

UNEP
SUMMARY
REPORT

FINANCIAL RISKS OF CLIMATE CHANGE

**Climate change is now affecting insurance availability
- and land use**



Two views of risk and climate change

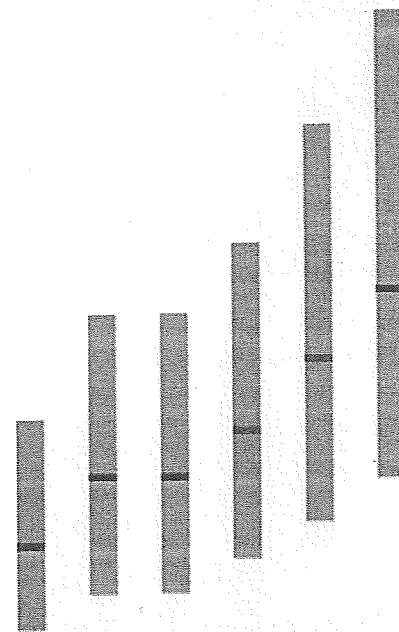
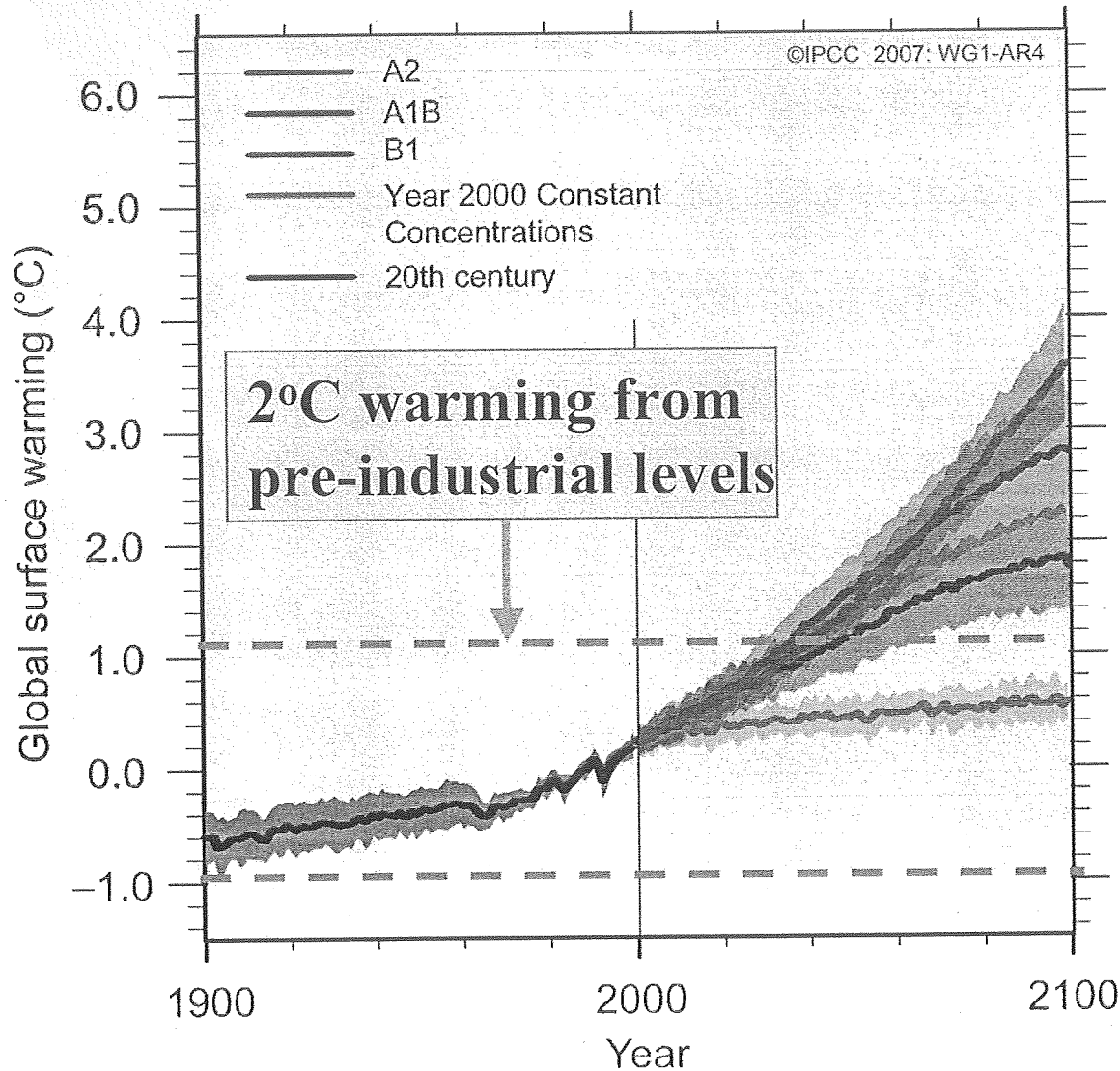
- recognition of climate change
- response to catastrophic loss
- community vs. building scale
- flood-proofing vs. resiliency
- impacts on urban form
- advocacy for emission reductions

• What about Canada?

We are part of the globe

We affect global climate change

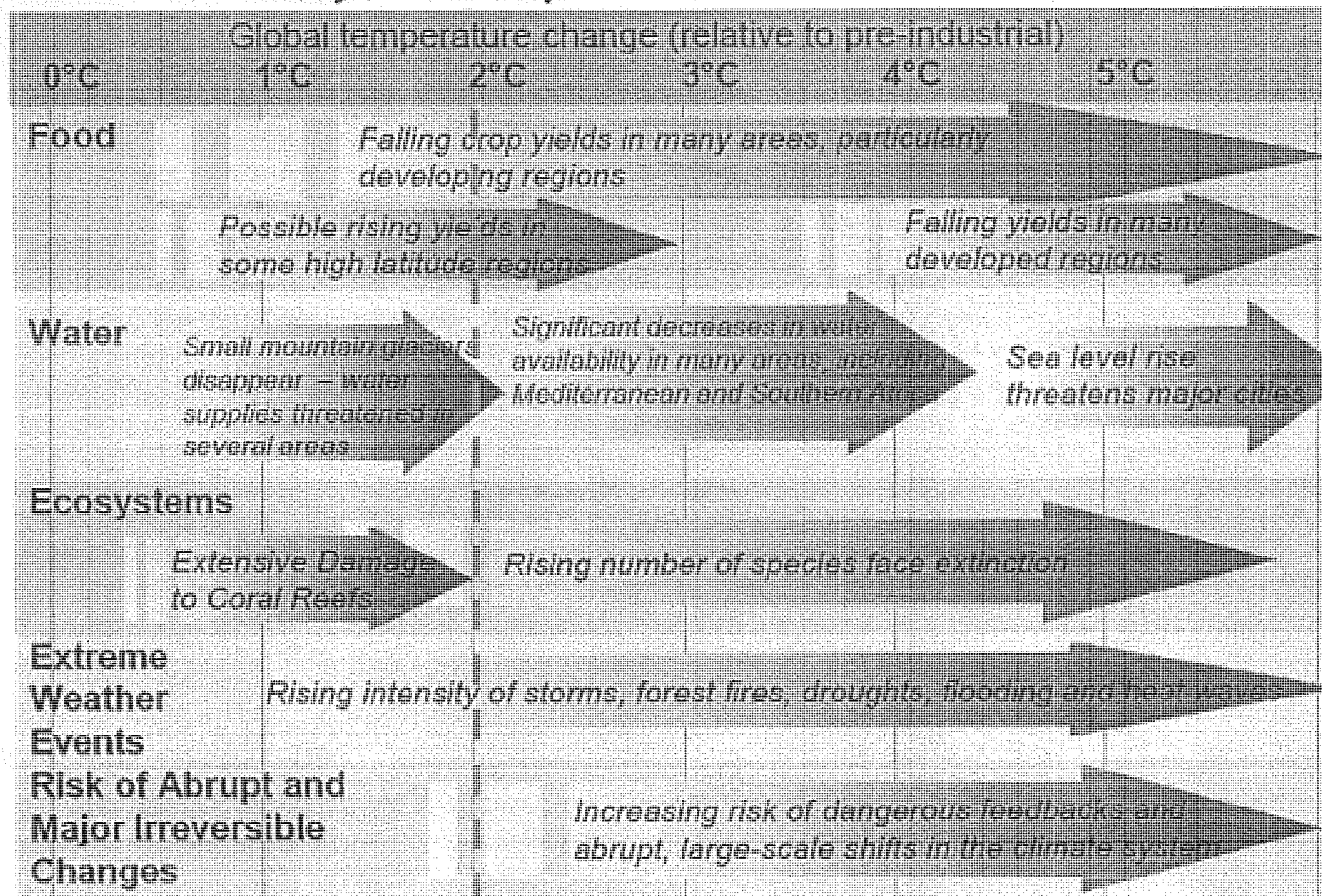
The largest source of uncertainty
is our resolve to reduce GHG emissions.



We can and will
determine our
own future

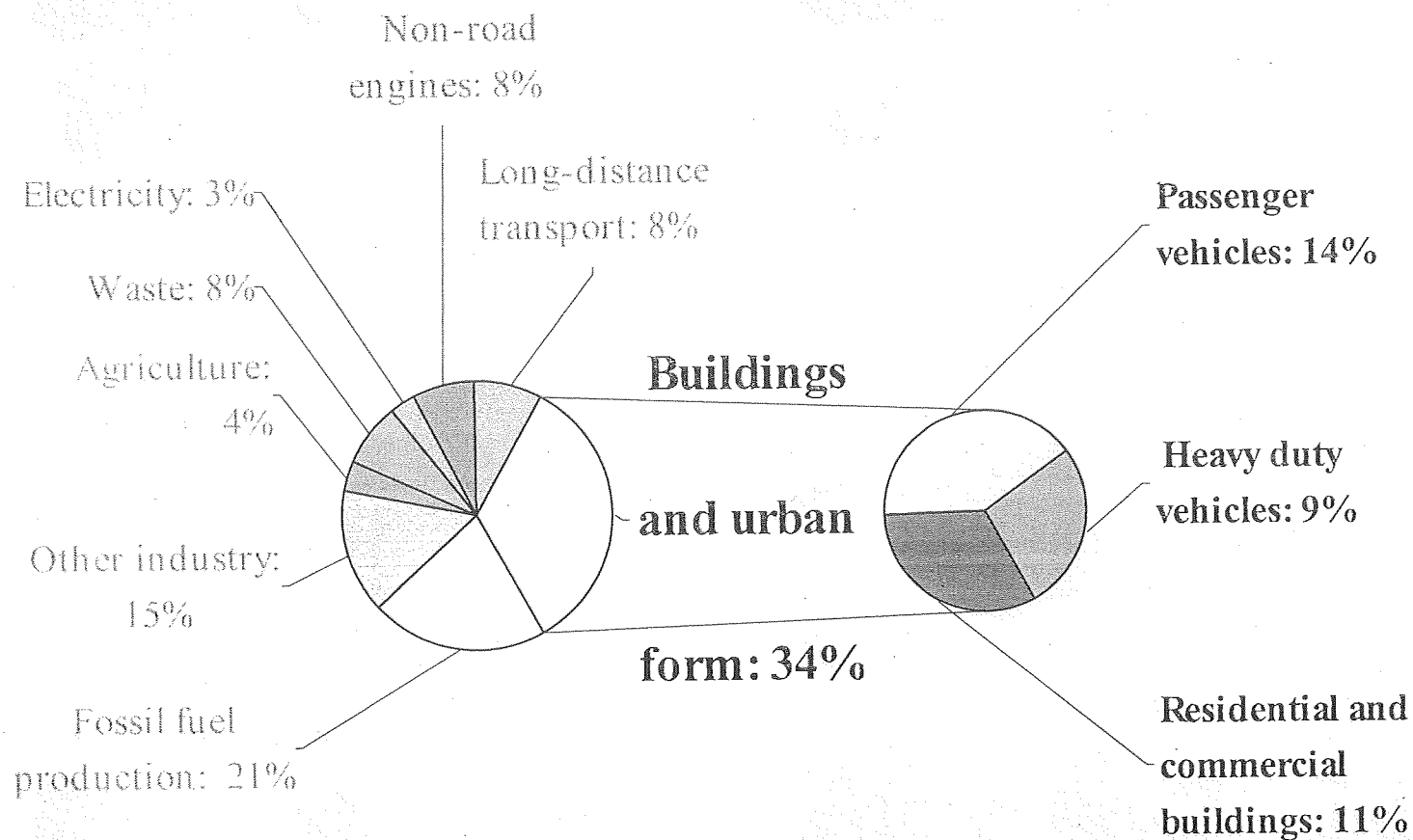
More than 2 degrees is a dangerous level of climate change

Projected Impacts of Climate Change

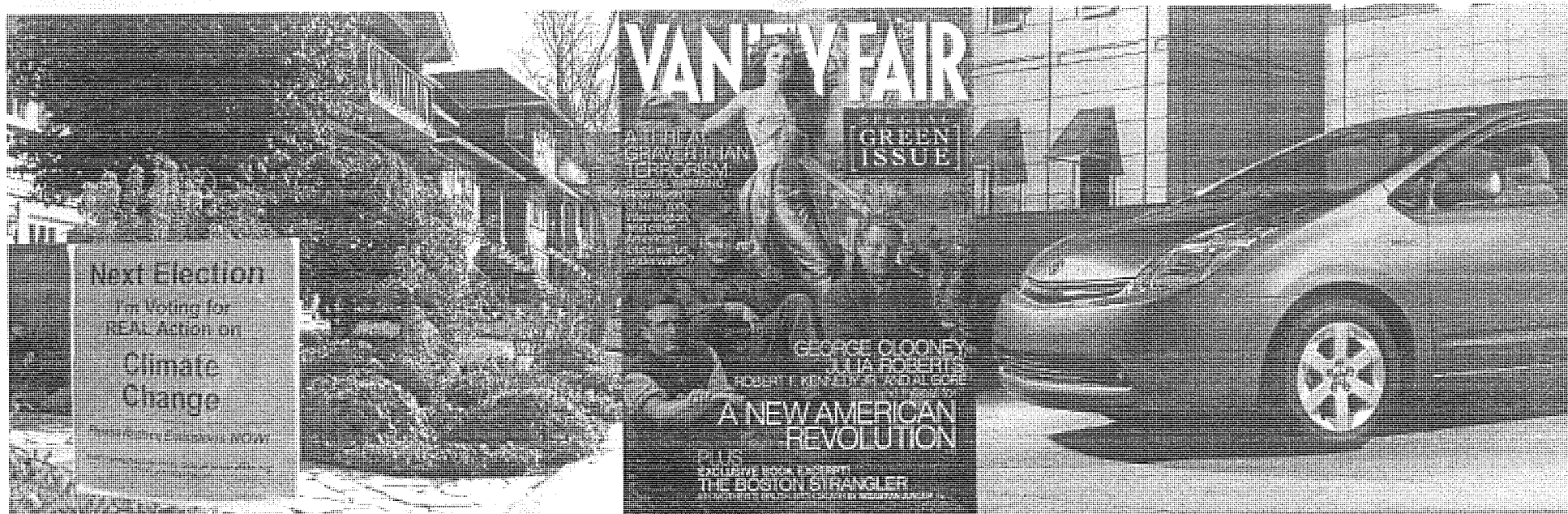


2°C warming from pre-industrial levels

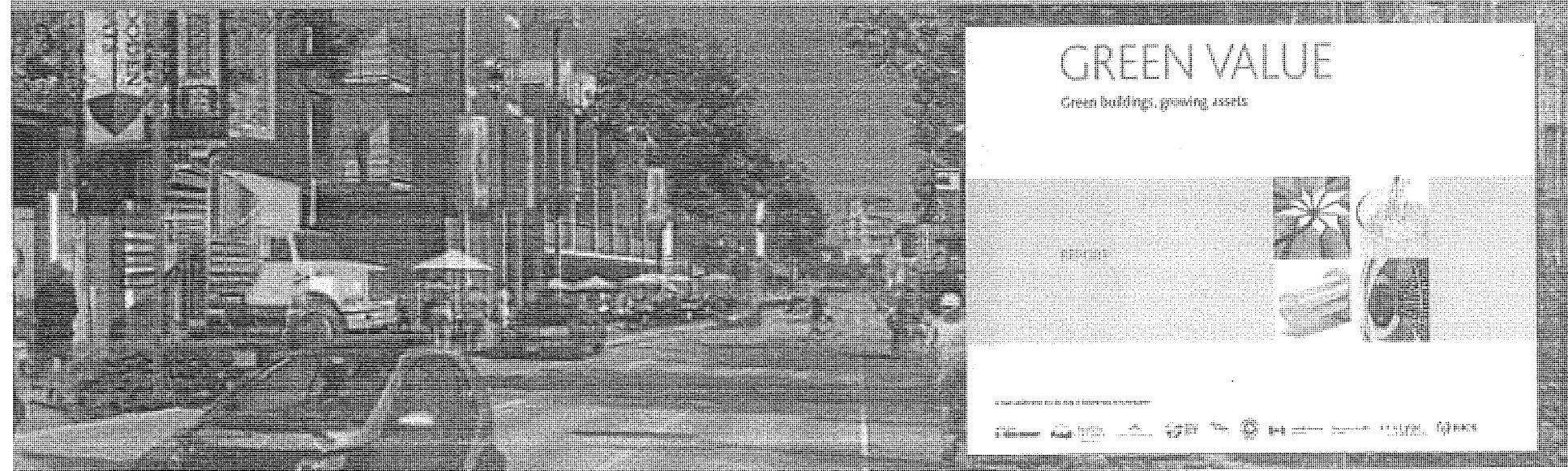
B.C.'s greenhouse gas emissions in 2005



Buildings and urban form are responsible for over one third of B.C.'s total emissions



The public is concerned and taking action





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Speech From the Throne 2007

"This is a time for partnership not partisanship, for boldness
not trepidation, for action, not procrastination."
—Throne Speech, February 23, 2007

The Throne Speech outlines elements of the
Province's Pacific Leadership Agenda, an
agenda crucial to achieving the Five Great
Goals, for a Golden Decade.

The Pacific Leadership Agenda:
To tackle the challenges of global
warming and unplanned urban sprawl.

Click Here
for
Transcript



Government is implementing new measures on energy efficiency and GHG reductions

Energy Efficient Buildings: A Plan for BC

Creating a Legacy of
Energy Efficient
Buildings in
British Columbia



THE BRITISH COLUMBIA CLIMATE ACTION CHARTER

BETWEEN

THE PROVINCE OF BRITISH COLUMBIA (THE PROVINCE)

AND

THE UNION OF BRITISH COLUMBIA MUNICIPALITIES (UBCM)

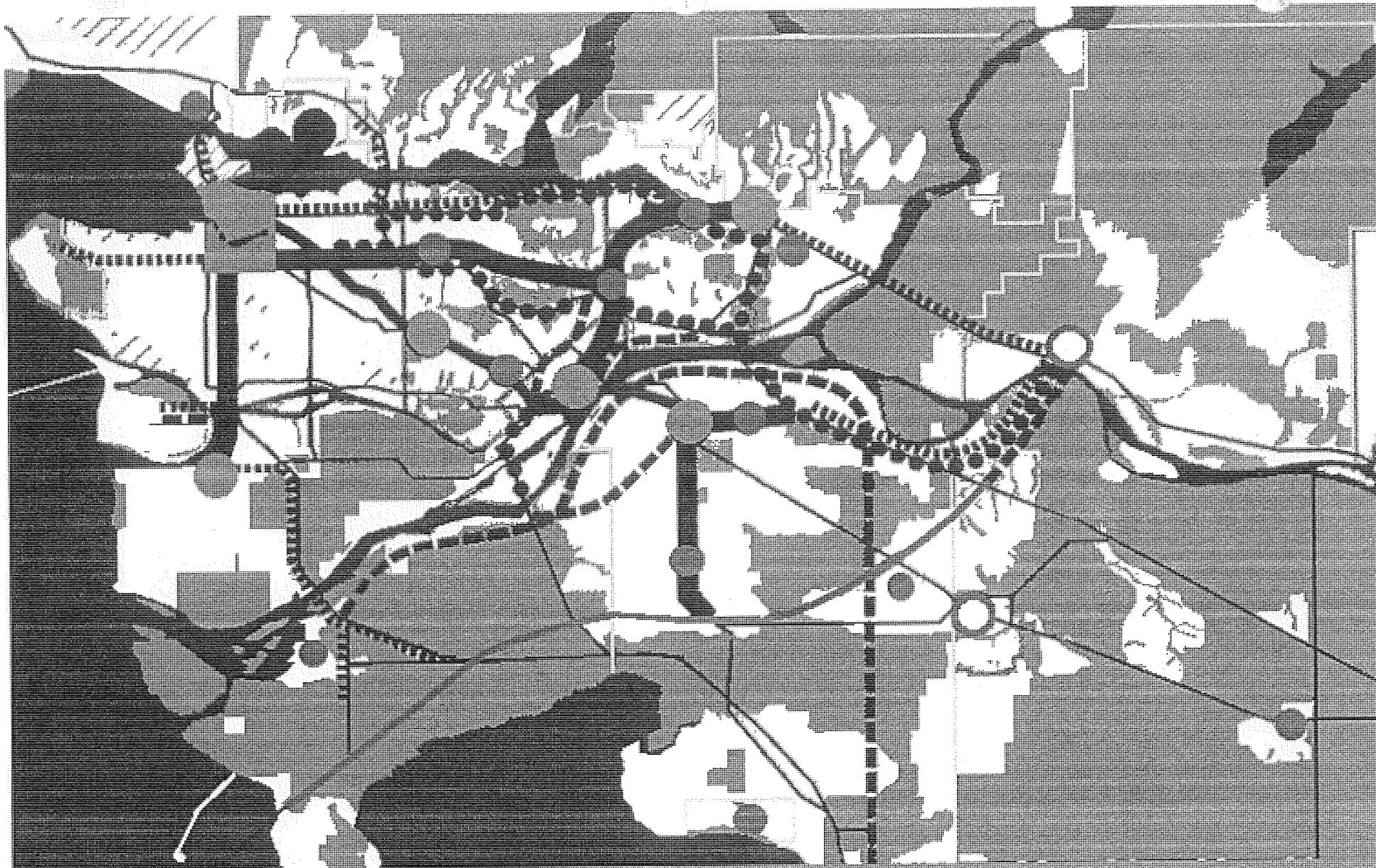
AND

SIGNATORY LOCAL GOVERNMENTS

(THE PARTIES)

We are part of the globe

We can compete globally



**B.C. has lots of experience with
compact development strategies**

**The B.C. real estate sector already knows how to sell
compact development and green buildings
- and make money at it
(under normal market conditions)**

DOCKSIDE GREEN

 **UniverCity**
ON BURNABY MOUNTAIN

GREEN

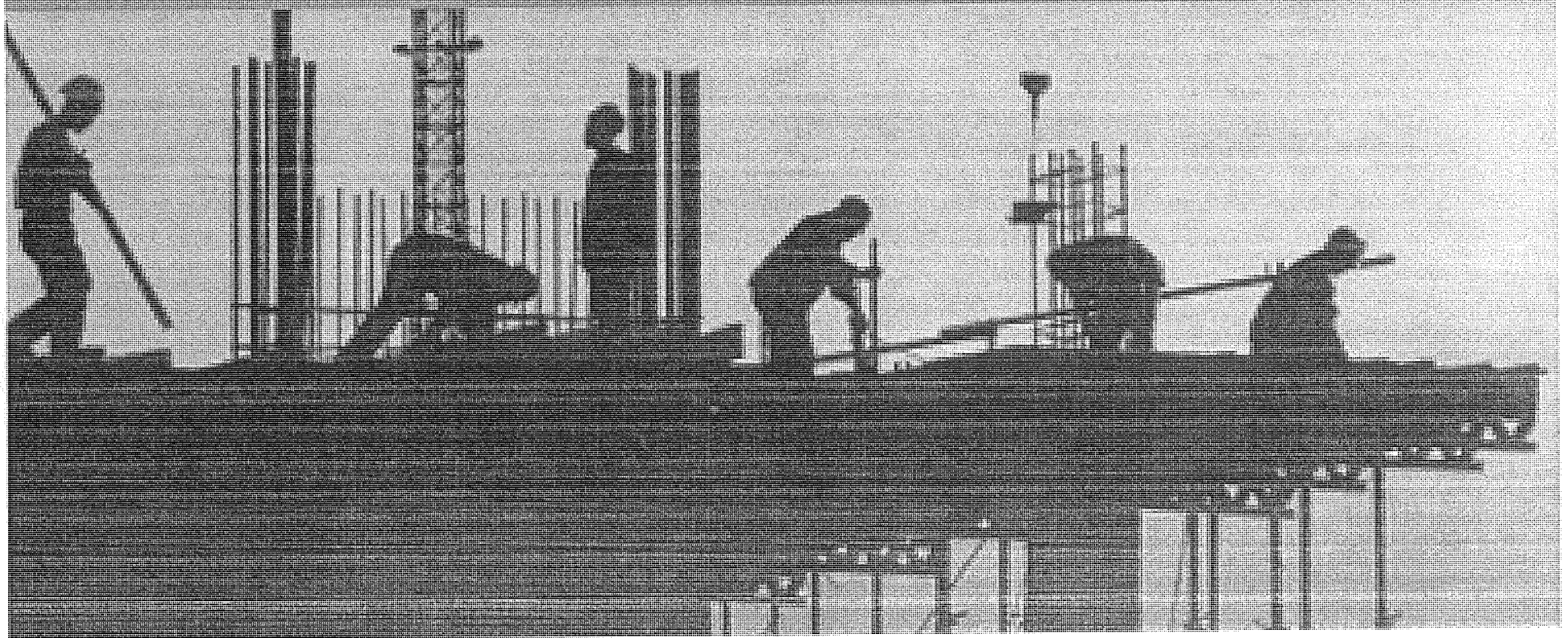
THE COMMUNITY THE WORLD IS TALKING ABOUT

**Now we need to add climate change resiliency
into green compact development**

- Changes in purchasing behaviour
- New government regulations
- Revisions to guidelines and standards
- Changes to the manner in which insurers protect themselves against risk of loss



- Increased building costs as industry adapts to new climate resilience and energy efficiency standards
- Shift towards compact development
- Less development within identified hazard areas
- Increased demand for green buildings



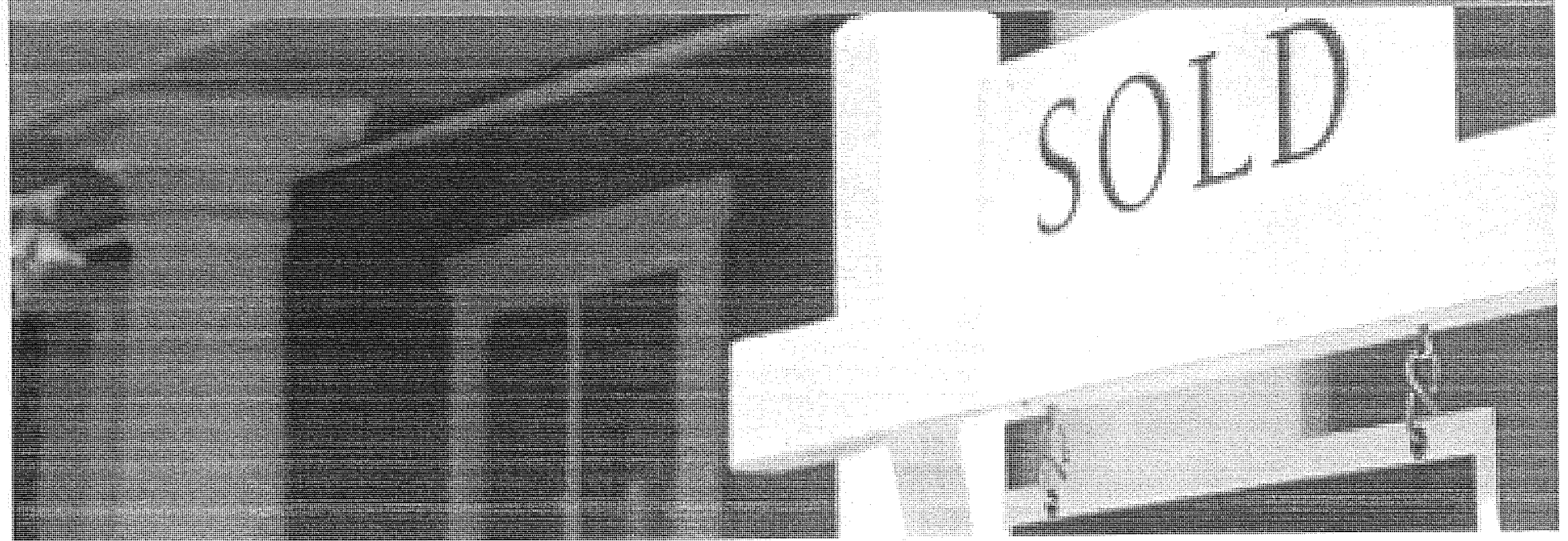
Real estate agents, appraisers and assessors:

- Make sure you can assess the added value of the green attributes of properties
- Make sure you can assess the liabilities of properties vulnerable to climate change impacts



Planners and regulators:

- Make sure zoning and development guidelines protect residents against vulnerability to climate change impacts (now and in the future)
- Implement policies that encourage reduced emissions from buildings and overall urban form (i.e. compact development)



Developers:

- Make sure the locations of your developments are not vulnerable to climate change impacts
- Take account of consumers' willingness-to-pay for green attributes in new developments



Everyone:

- Reduce greenhouse gas emissions from your organization, and consider reducing remaining emissions to zero by going “carbon neutral,” purchasing high-quality emission offsets from certified emission reduction projects.



REIBC:

- Help members adapt to climate change issues
- Strike a climate change committee and report to the REIBC membership
- Reach out to organizations with expertise in climate change, green buildings and smart growth.





Hot

Properties

HOW GLOBAL WARMING COULD
TRANSFORM B.C.'S REAL ESTATE SECTOR



David
Suzuki
Foundation

