

# Town of Halton Hills Green Development Standards

*Sustainability...it's happening here!*

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TOWN OF HALTON HILLS



OFFICE OF  
SUSTAINABILITY  
CULTURAL ECONOMIC ENVIRONMENTAL SOCIAL



TOWN OF  
**HALTON HILLS**  
*Working Together Working for You!*

# Overview

Who, Why & When: The Context

What: G.D.S. Overview

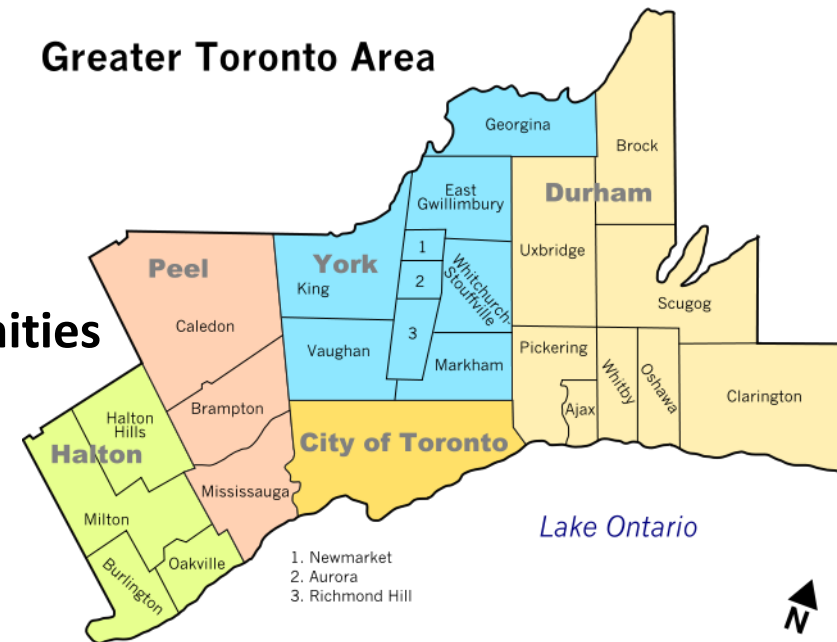
How: Implementation

Next Steps



# Context

- Population: **61,000**
- Population growth rate: **3.6%**
- Median household income: **\$112,000+**
- Great place to live, work, play and invest
- Borders Canada's fastest growing communities
- Large rural and protected Greenbelt area
- Leader in sustainability



# Community Sustainability Milestones

Green Plan  
(2007)

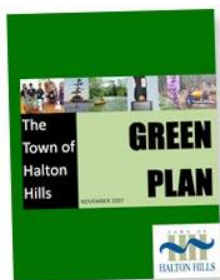
Green  
Development  
Evaluation  
Checklist  
(2010)



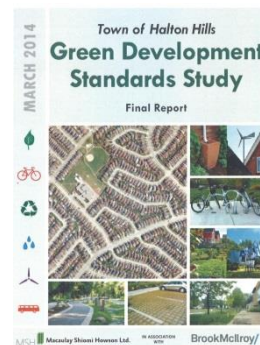
Green  
Development  
Standards  
(2014)



Office of  
Sustainability  
(2008)

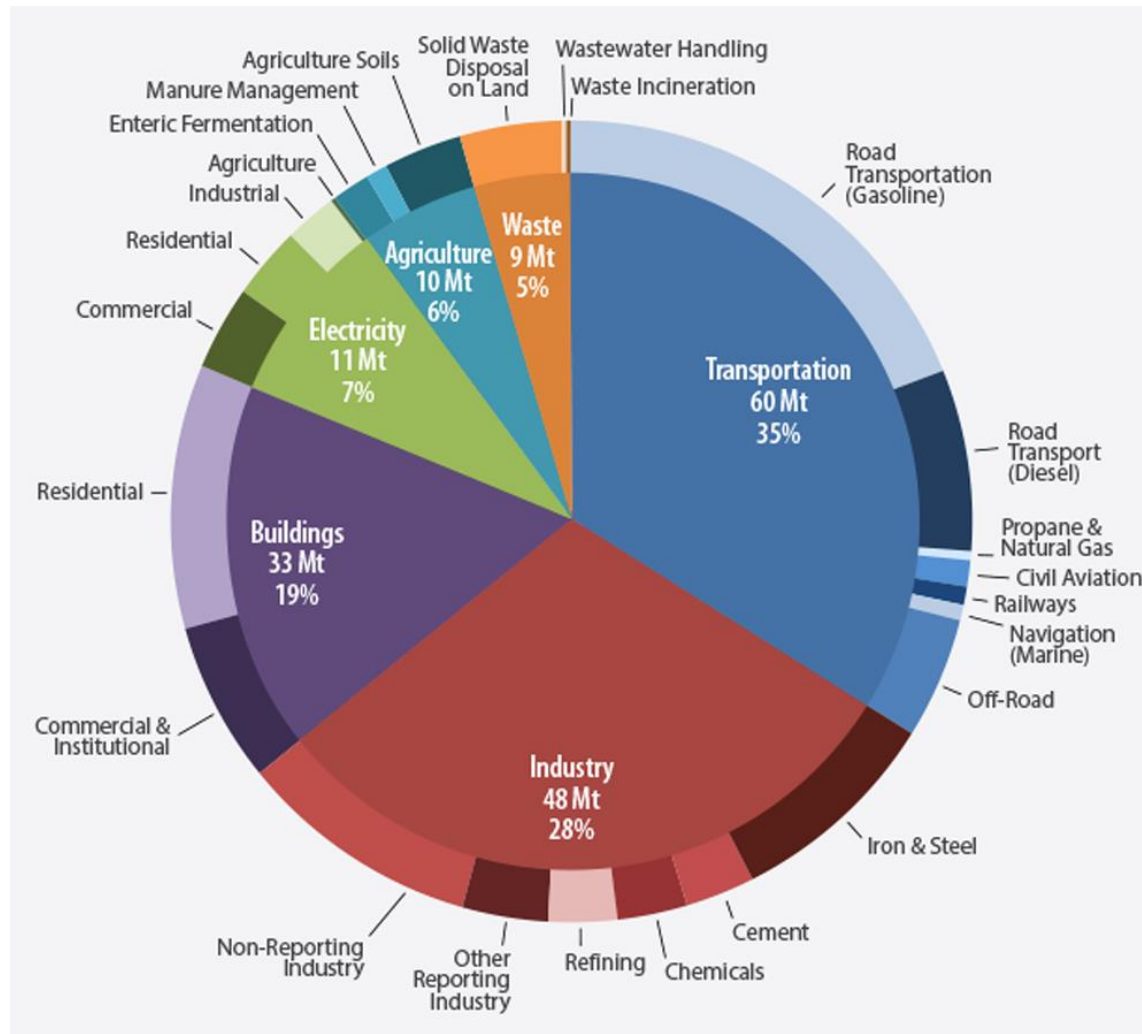


Community  
Sustainability  
Strategy  
(2013)



Mayor's  
Community  
Energy Plan  
(2015)

# Why Green Development Standards?



# Why Green Development Standards?

## Buildings:

- 3<sup>rd</sup> largest source of GHG emissions in Ontario
- Land Use & Development = municipal responsibility



# Enabling Legislation

## Bill 51 (2006):

- Subsections 15(2) and (3) of Bill 51, which revise subparagraph 41(4) 2(d) of the Planning Act, enlarge the scope of site plan control to address “sustainable design.” This means that councils may now examine plans and elevations for the structure’s exterior character, scale, appearance and sustainable design, if an official plan policy addresses same.
- Under section 2 of Bill 51, the promotion of development that is designed to be sustainable, to support public transit and to be pedestrian-oriented is now an enumerated matter of provincial interest that councils and the OMB must be consistent with when considering their decisions.



# 2014 Provincial Policy Statement Update:

- Active transportation
- Community design
- GHG emissions & climate change
- Energy efficiency and conservation
- Green infrastructure
- Stormwater management requirements





# Halton Hills O.P.A. 19 (2014)

## Goal:

- Clearly articulate the Town's expectations with respect to sustainable development
- Integrate the Green Development Standards into the planning process.

## Official Plan sections amended:

- Community Vision (Section A1)
- Goals and Strategic Objectives (Section A2)
- Environmental Management Policies (Part C)
- Site Plan Control (Section G8)
- Pre-Consultation and Complete Application Requirements (Section G12)



# The Green Development Standards

- LEED-like point based system
- G.D.S. Checklists developed for:
  - Low Rise Residential
  - Low Rise Non-Residential
  - Mid to High Rise Residential



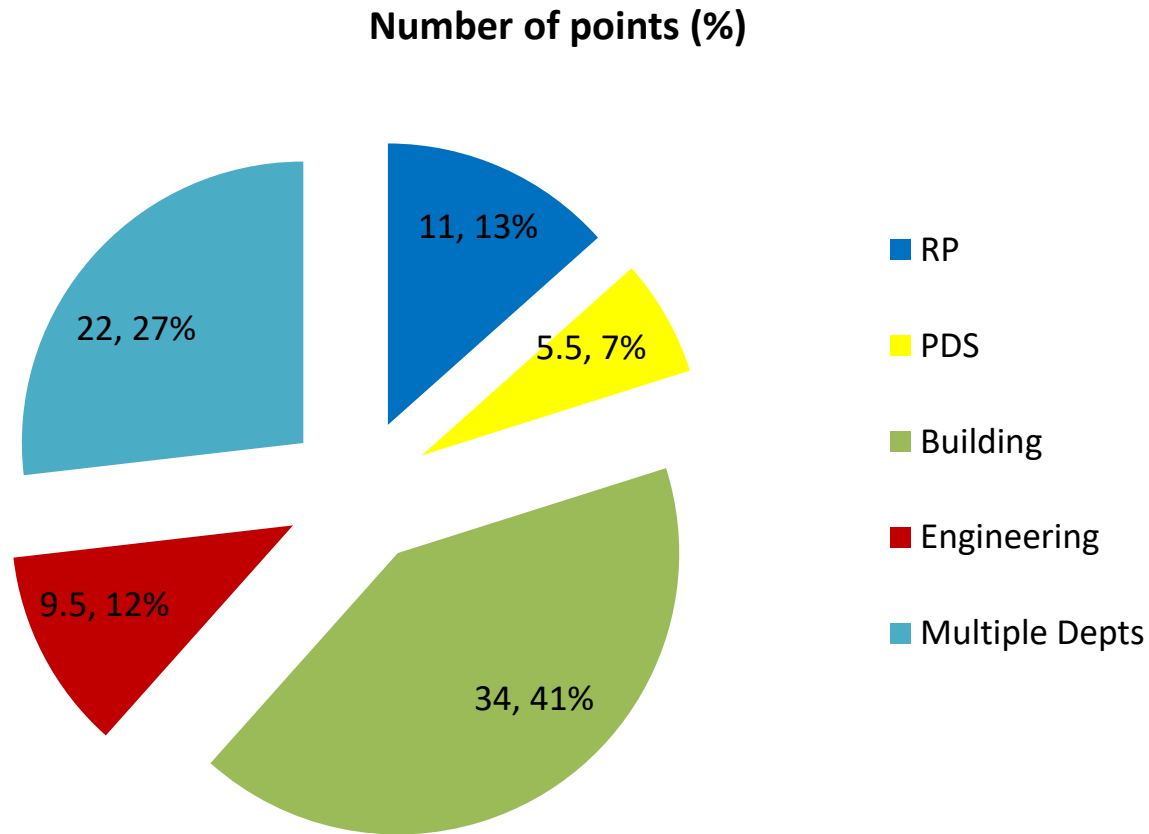
# The Points

Points: Based on the environmental benefits of the criteria and the difficulty or cost associated with implementing them.

Development Category	Total Available Points	Minimum Required Points	% of required points as a share of the total points available
Low-Rise Residential	82	33	40%
Low-Rise Non-Residential	80	32	40%
Mid to High Rise	88	36	41%



# The Points – Low Rise Residential



# Implementation

## Development Review Committee:

- Pre-Consultation Meeting Application
- Applicant is advised if G.D.S. apply

## Development Applications:

- Applicable Green Development Checklist submitted as part of the development application.
- G.D.S Checklist reviewed against submission to ensure compliance.



# Achieving Compliance

1. Submit a completed Standards Checklist
2. Achieve minimum points
3. Development Conditions
  - Subdivision Agreements
  - Site Plan Agreements
  - Checklist Declaration(s)
  - Building Permit approval (e.g. Energy Star)
  - Allocations of water capacity
4. Construct as declared



# Results to Date

## 100% Compliance

### 2010 Green Development Evaluation Checklist

- 658 Single Detached Homes
- 75 Townhouses

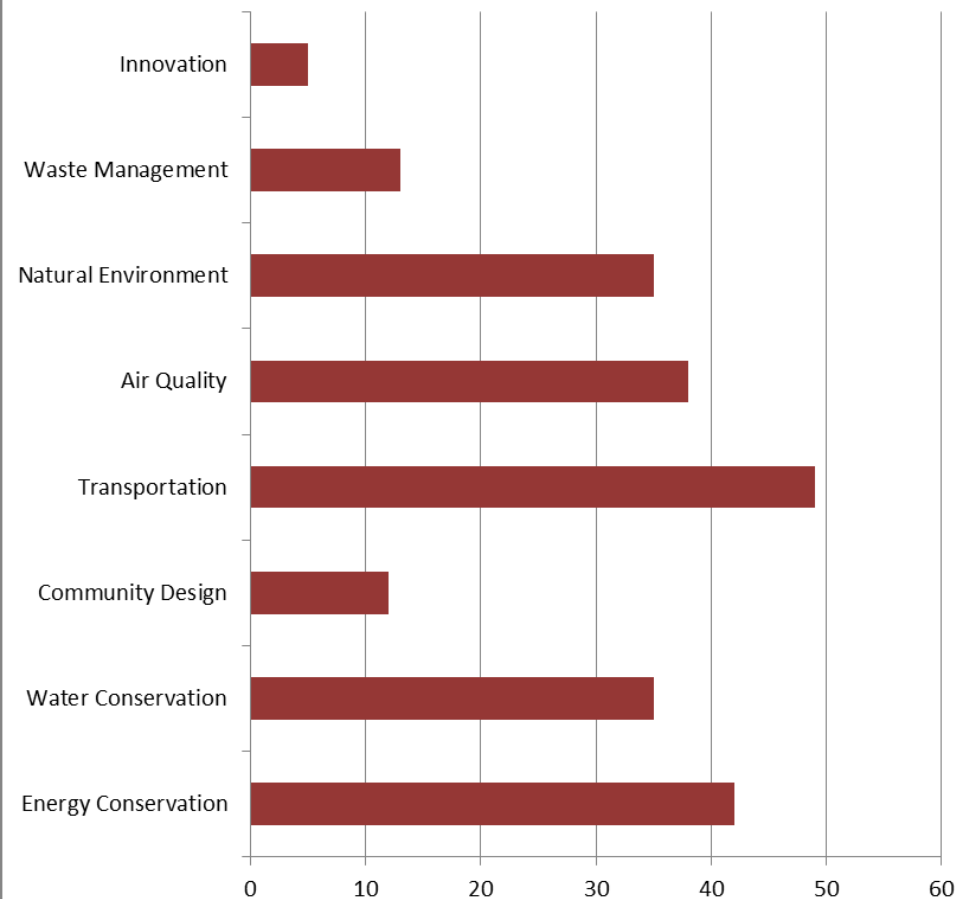
### 2014 Green Development Standards

- 607 Residential Units
- 146,426.5 Square Meters of non-residential GFA

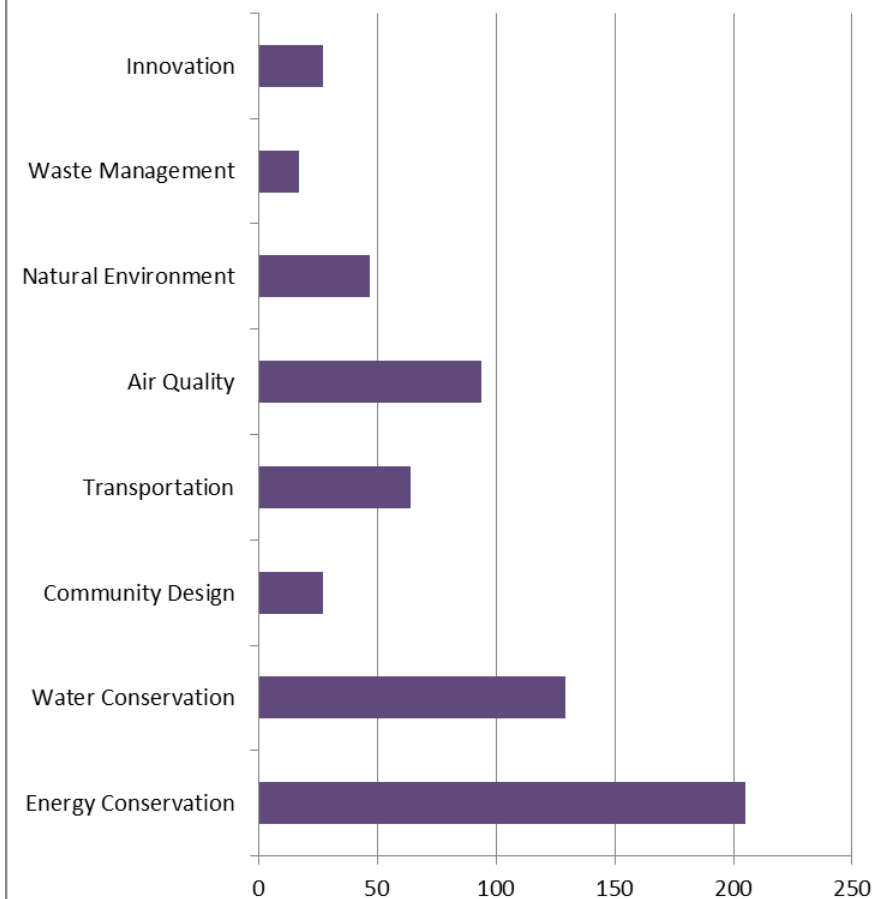


# Results to Date

**# of Criteria**



**# of Points**





# Next Steps

## 2018 Green Development Standards Update

- Review categories
- Review checklist items
- Review point allocations

## Possible, potential, maybe future direction:

- Net zero energy
- Climate change adaptation



# Thank You

**This development complies with the Town of Halton Hills'**

## **GREEN DEVELOPMENT STANDARDS**

**The Town of Halton Hills  
is committed to sustainability  
and improving quality of life.**

To help achieve this goal, the Town has put in place  
Green Development Standards. These Standards focus on:

- ✓ Community design
- ✓ Energy and water efficiency
- ✓ Innovation
- ✓ Environmental protection
- ✓ Waste management
- ✓ Air quality

**For more information:**

Town of Halton Hills  
Planning and Infrastructure  
Office of Sustainability  
905.873.2601 ext. 2289

