

Sustainability Performance Metrics

Testing Stage Improvements & Implementation

May 19, 2017

Clean Air Partnership
Green Development Workshop



Presentation Overview

- Improvements (Screening Criteria and Web-based Tool)
- External Design Features and Bill 51
- Roles (Project Lead, Development Planner and Technical Staff)
- Integration into the Development Approval Review Process
- Tools (Written Summary and Checklist)
- Development of Threshold Scores
- Consultation and Training
- Incentive Program (Existing Sustainable Building Incentives)
- Next Steps

Improvements: Screening Criteria



- Created criteria to clarify which applications trigger the SPM process
Example: Site Plan Approval Applications should be exempt from the SPM:
 - all commercial/retail corporate rebranding for existing building elevations and signage
 - minor changes to existing or approved buildings or site alterations
(ex. changes to windows, doors, landscaping, parking, signage etc.)

- Examining the feasibility of an online web-based tool (adaptation of Brampton's tool)

Excel-based Scoring Tool

SUSTAINABILITY PERFORMANCE METRIC: GENERAL INFORMATION

FUGRO

EXEMPTION

Revision 03/2023

Halsall

Brampton's Web-based Tool

Land Development Application

Print this page [Print Only the Summary](#)

General Information

User Name:

Company Name:

Project Name:

City File Number:

Type of Development: ?

Site:

Plan Type:

Type of Development Properties:

Ground Related:

Residential:

Multi-Unit Buildings (4 stories or greater):

Commercial/Retail/Institutional:

E-Mail Address:

Confirm E-Mail Address:

Last Modified: Aug 08, 2014

Sustainability Score

17 of 17 Mandatory Metrics Are Satisfied

35 of 61 Minimum Targets Are Satisfied

16 of 57 Aspirational Targets Are Satisfied

Application

Metric	Score	Target
Overall	40%	40 of 98
Energy	35%	6 of 17
Water	0%	0 of 11
Walkability	56%	27 of 48
Natural Systems	44%	4 of 9

Community

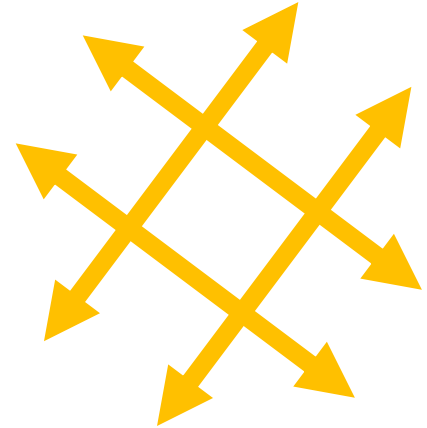
Metric	Score	Target
Overall	43%	51 of 118
Energy	35%	6 of 17
Water	0%	0 of 11
Walkability	59%	38 of 64
Natural Systems	44%	4 of 9

External Design Features and Bill 51

As per Bill 51, Municipalities have the authority to consider matters relating to exterior design and their sustainable design

- Vaughan Staff determined SPM scores derived from metrics related only to exterior design elements.
- Metrics used to determine these scores directly relate to common urban design items routinely incorporated into development projects such as:

- ☐ Landscape Elements
- ☐ Surface Parking Reduction
- ☐ Improvements to Mobility Connections, etc.



Analysis of Metrics Pertaining to External Design Features

	Site Plan				Draft Plan			
	Min Recommended	Aspirational	Cumulative Score		Min Recommended	Aspirational	Cumulative Score	
			Min Recommended	Aspirational			Min Recommended	Aspirational
Landscape Elements - Living Green Infrastructure & Heat Island Reduction	6	14	6	14	4	16*	4	16
Reducing Surface Parking	2	4	8	18	n/a		n/a	
Improving Mobility - Pedestrian Connections	3	10	11	28	5	12	9	28
Energy Conserving Lighting Exterior Only	3	4	14	32	3	3	12	31
Potable Water Reduction for Irrigation	2	4	16	36				
Bird Friendly Design			16	36				
Cool Roof / Green Roof	2	4	18	40				
Energy Conservation - Passive Solar Alignment					3	6	15	37
Totals	18	40			15	37		
*Aspirational score includes soil volume metric								

Findings:

- SPM quantifies external matters that Municipality has authority to consider
- Considerable number of points can be gained by including design features that are already commonly asked for by Urban Design and are relatively easy to accomplish

Role of the Project Lead

- Collaboration between Project Lead and Project Team
- Assess testing stage results of program
 - ❑ Track scores
 - ❑ Identify future improvements to program
- Recommend improvements
 - ❑ Develop tools to streamline circulation and verification
- Provide guidance and conduct training for technical staff
- Develop SPM threshold scores
- Integrate SPM into the development application review process
- Consult with BILD, relevant agencies, and other stakeholders



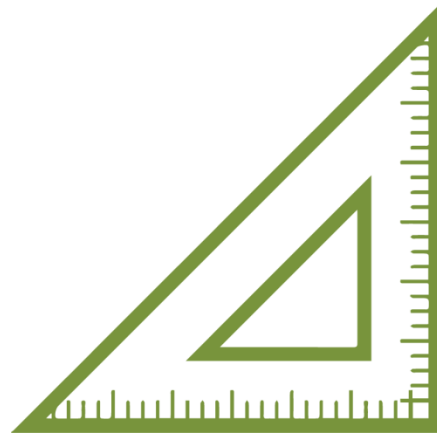
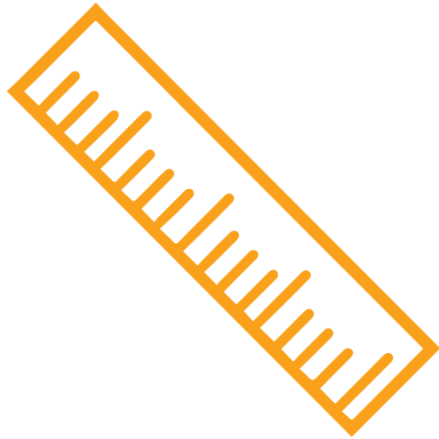
Role of the Development Planner

- Inform the applicant about the SPM requirements at pre-application consultation meeting
- Ensure the complete SPM package is submitted at initial application submission (deem application complete)
- Circulate SPM to technical staff for review and approval
- Verify satisfaction of relevant metrics and request any necessary additional information from technical staff
- Suggest and negotiate improvements to increase score
- Verify final score once project is near approval (final submission)
- Report on the SPM score threshold (staff report)



Role of the Technical Staff

- Verify indicators relevant to their area of discipline
 - ❑ Urban Design, Transportation Engineering, Stormwater Management etc.
- Provide technical comments on improvements to their indicators
- Suggest and negotiate improvements to increase score



Integration into the Development Approval Review Process

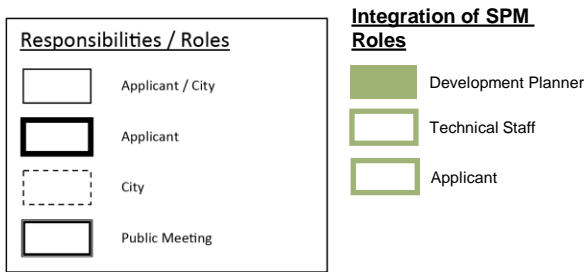
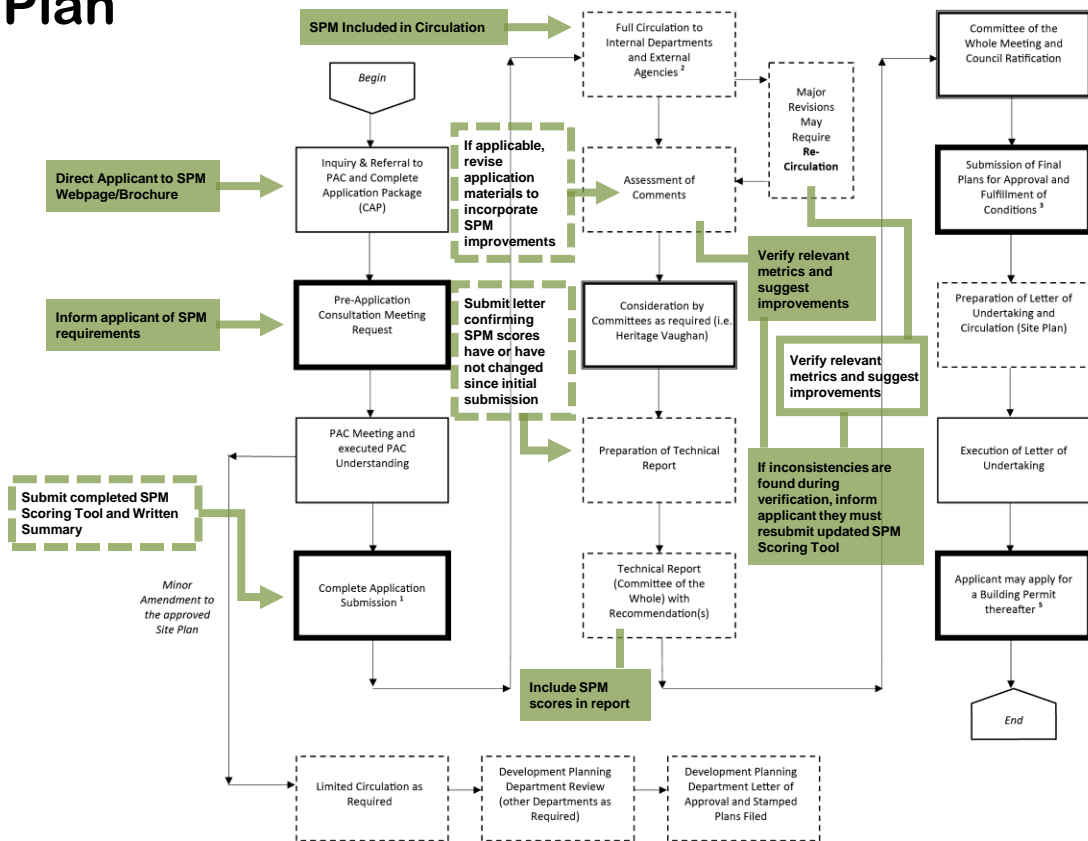
Guiding Principles:

1. Minimize additional steps
2. Make it easy for applicants to submit SPM score and required materials
3. Make it easy for staff to circulate and verify metrics



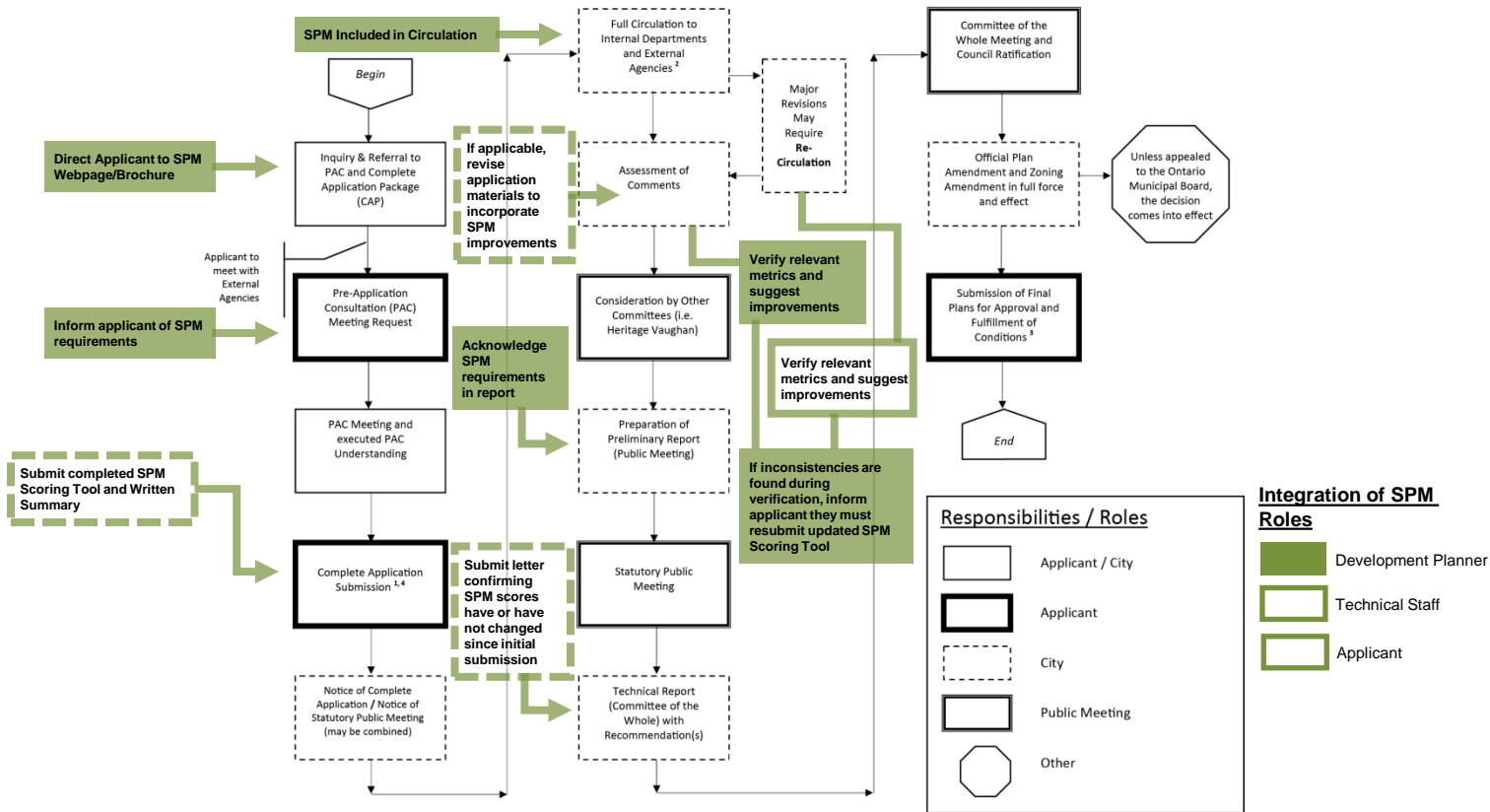
Integration with Development Application Review Process

Site Plan



Integration with Development Application Review Process

Draft Plan of Subdivision



Tools: Sustainability Summary

- Replaces the Sustainability Metrics Summary required during testing phase
- Terms of Reference adapted from Brampton
- Summary provides an overview of sustainability performance by:
 - ❑ indicating the SPM scores (Overall Application and Overall Community)
 - ❑ identifying which specific targets will be achieved
 - ❑ indicating where in associated component studies satisfaction of the targets can be verified

Example: The metric “*When healthy mature trees are removed, are new trees provided on site at a 3:1 ratio to mitigate the lost canopy coverage? (Does not include street trees)*” has been satisfied and can be verified by referring the associated Environmental Implementation Report, page 10, Section 3.0- Mitigation.

Tools: Circulation and Verification Forms

- Site Plan form and Block Plan/Draft Plan form
- Identifies who is to be circulated (Urban Design, Transportation Planning, Building Standards etc...)
- Intended as a checklist for Development Planners and Technical Staff to verify which targets have been satisfied for each metric and identify areas of improvement
- Intended as a checklist for Development Planners to ensure each metric has been verified
- Lists metrics and provides checkboxes for recommended minimum targets and aspirational targets



Development of Threshold Scores

- Working towards developing threshold scores to set goals for new applications
- Testing representative samples of development applications at each scale and applying improvements to the status quo
 - ❑ Sample of Block Plans
 - ❑ Sample of Draft Plan of Subdivisions (small or large)
 - ❑ Sample of Site Plans (greenfield, employment, VMC etc...)
- Adopt a similar structure to Brampton and Richmond Hill's threshold scores



Development of Threshold Scores

City of Brampton Threshold Scores

Bronze Threshold	Site Plan - 35 to 52 points Draft Plan - 29 to 39 points Block Plan - 30 to 38 points
Silver Threshold	Site Plan - 53 to 69 points Draft Plan - 40 to 50 points Block Plan - 39 to 48 points
Gold Threshold	Site Plan - 70+ points Draft Plan - 51+ points Block Plan - 49+ points

Town of Richmond Hill Threshold Scores

Performance Level	Sustainability Score
Good	Draft Plan: 21 to 35 points Site Plan: 32 to 45 points
Very Good	Draft Plan: 36 to 55 points Site Plan: 46 to 65 points
Excellent	Draft Plan: 56 points or more Site Plan: 66 points or more

Consultation and Training

Internal

- Undertook interdepartmental consultation to update staff on project process and gain input
- Recorded input received from staff
- Developed consultation and training plan for development planners and technical staff (to be implemented)

External

- Recorded input received from applicants
- Developed consultation and training plan for external stakeholders (to be implemented)



Incentive Program

- Examining marketable, recognition-based incentives for higher scoring applications
 - ☐ New SPM category in Vaughan's annual Urban Design awards
 - ☐ Stamp of recognition for developer sales websites, brochures, information maps and other marketing materials
 - ☐ Recognition on city webpage



Existing Sustainable Building Incentives

- High Performance New Construction
 - ❑ provides design assistance and incentives for building owners and planners who design and implement energy efficient equipment
- Savings by Design Green building initiative (Enbridge Gas Distribution)
 - ❑ offers support/financial incentives to help builders design and construct buildings and houses with higher energy performance and help homeowners save on energy costs
- Sustainable Development through LEED in York Region
 - ❑ offers additional servicing capacity assignment credits to the local municipality as an incentive to promote sustainable residential high density developments



Next Steps

- Final rollout of SPM program
- Finalization of awards-based and marketable incentives program
- Implementation of additional changes to the development approval review process
- Financial considerations for maintenance and ongoing refinement
- Ongoing internal/external consultation and training
- Tailoring of Brampton's web-based tool for Vaughan's use
- Creation of automated tracking and monitoring tool
- Update City of Vaughan Official Plan policies at the next Municipal Comprehensive Review

2014 OPPI Excellence in Planning Award

- Partner municipalities won the 2014 OPPI Excellence in Planning Award in the Research/New Directions category for the Sustainability Performance Metrics
- Recognized for its innovation as a tool to measure sustainability and improve the function of the built environment



Questions?