

**Green Development Standards Webinar
Roundtable Updates
&
Next Steps Input
Thanks for joining us**

We will begin at 10 am

Webinar Instructions

- Hoping to simplify communications and make updates as easy as possible
- Can connect to audio via computer
- Speakers or headphones with no microphone – will need to chat in updates/questions
- Headset with microphone – can speak via head set
- Call in via phone – choose the phone option on the audio controls call into phone number, input access code and PIN #
- Just raise your hand to be unmuted or send me a chat
- You can mute via phone symbol on webinar controls
- Any issues? Just sent me a note via chat or questions

The Evolution of the Green Development Standards Story

- Energy Star and LEED Requirements
- Green Development requirements on specific lands
- Sustainability checklists
- Green Development Incentives (DC rebates, density bonusing, streamlining green applications)
- Voluntary Standards
- Mandatory Standards
- Policy Advancement

GDS Implementation

- Mid 2000's – a number of municipalities developed GD checklists/incentives
- Uptake (insert sad face here) – but did serve an educational outcome
- East Gwillimbury- Energy Star for new homes. Vaughan followed shortly thereafter
- 2006 Toronto Green Standard (voluntary) ; Tier 1 mandatory in 2010; Tier 2 incented via DC rebate
- 2008 Vaughan, Richmond Hill and Brampton jointly develop GDS
- Halton Hills requires GDS process and level
- Mississauga adopts Green Development Strategy - but aligns it with stormwater fee) Uptake increases (funny that ah?!)

Planning Act

- Bill 51 amendments to Planning Act provide for exterior sustainable design elements as part of Site Plan control.
- Site Plan Approval s. 114(5)2. iv) also Section 41 of the Planning Act
- Often requires Official Plan Update. Ex. Richmond Hill
- “The Town shall develop Sustainable Design Criteria to ensure the sustainable design policies of this Plan are addressed through individual development applications”.
- Policy 3.2.3(2) of RHOP: “The Site Plan Control By-law to be enacted by Council shall provide that for the purposes of ensuring consistency with the requirements of this Plan, high quality exterior design and the incorporation of sustainable design elements, the following matters (among others) shall be subject to the approval of Council: a. Matters relating to exterior design, including without limitation to the character, scale, appearance and design features of buildings and their sustainable design; (Policy 5.14(3) of RHOP)

Municipal Act Change to Planning Act

- Adding Climate Change as a Provincial Interest: Section 2 of the Planning Act
- 11. (1)Section 2 of the Planning Act is amended by adding the following clause:
- The mitigation of greenhouse gas emissions and adaptation to a changing climate

Provincial Policy Statement

1.8 Energy Conservation, Air Quality and Climate Change

1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced green house gas emissions and climate change adaptation through land use and development patterns which:

- a) Promote compact form and a structure of nodes and corridors;
- b) Promote the use of active transportation and transit in and between residential employment and institutional uses and other areas
- c) Focus major employment, commercial and other travel intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future;
- d) Focus freight intensive land uses to areas well served by major highways, airports, rail facilities, and marine facilities.
- e) Improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;
- f) Promote design and orientation which: maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation; and maximizes opportunities for renewable energy systems and alternative energy systems; and
- g) Maximize vegetation within settlement areas, where feasible.

Municipal Act/ COTA Act

- Change # 1: Schedule 1: added in: Economic, social and environmental well being of the municipality, including respecting climate change.
- Change # 2: Green Standards and Green/Alternative Roofs: Environmental Standards, construction of buildings
- Authorize a local municipality to pass a by-law respecting the protection or conservation of the environment that requires buildings to be constructed in accordance with provisions of the building code under the Building Code Act, 1992 that are prescribed under that act, subject to such conditions and limits as may be prescribed under that Act.
- WTHDTM? We will come back to this.

Municipal Act/ COTA Act (cont...)

- Green Roofs or alternative roof surfaces
- Without limiting sections 9,10 and 11, the power described in subsection (1) includes the power to require the construction of green roofs or alternative roofs surfaces that achieve similar performance to green roofs.
- Change # 3: Municipalities may provide for or participate in long-term energy planning for energy use in the municipality.
- Change # 4: 33. Subsection 270 (1) of the Act adds in: The manner in which the municipality will protect and enhance the tree canopy and natural vegetation in the municipality.

OBC and Municipal/COT Act

- Building Code is still king – municipalities still do not have the authority to mandate energy efficiency standards above building code
- Developers can volunteer to build above code but those above minimum code items need to be agreed to by the developer and implemented through site plan or subdivision agreements
- Once agreed to and signed on though they became a requirement to follow through on
- Enforcement is a challenge though
- How could the MA/COTA work together with the building code?
- Opening: If there are voluntary measures in the OBC; then they can be made mandatory through a municipal GDS

Green Development Standard Resources

- [Link to Clean Air Council Green Development Standards Resources](#)
- TO DO: Develop a Green Development Standards White Paper and Scan of Status
- Roundtable will help in development of Scan
- Face to face workshop planned for April or May of 2018 (other suggestions for timing?)

Roundtable Updates

For those in the stage of developing a Green Development Standard any information on the below would be great:

- If working from council mandate or from senior decision making mandate (where is there support for a mandate to explore Green development standards)?
- Consultations that have been undertaken/planned?
- Process and timeline?
- Hoped for/Planned outcome from green development standards work being undertaken and timeline?
- Other sharing you deem useful?

Roundtable Updates

- For those with Green Development Standards in place any info/update you can provide any updates on the below over the last year (2017) would be great:
- Status? Is it required or voluntary?
- Any updates/research planned for metrics/standards?
- How processing and review is managed?
- How compliance is being secured?
- How standards/metrics are being monitored, tracked and reported on?
- Any incentives? Or other mechanism to further uptake? In place? Under consideration of such?
- Info on staff allocations?
- Issues encountered?

GDS Possible To Dos

- New Municipal Council: Green Development Standard COP participation memo (white paper and scan can support that) – to get council/senior management support for exploring the development of GDS
- Identify wording used in those jurisdictions that have GDS have incorporated into their OPs, SPs, etc.
- Case Studies on GDS implementation: what measures are getting implemented. What the developments look like. What makes them greener.
- Dog and Pony Show: Peers in jurisdictions that have a GDS visit those where they trying to advance them
- Metrics Update: ex. environmentally sensitive areas; climate change adaptation
- Incentive and Financing mechanisms – how to address any upfront capital cost increases from green metrics
- Builder outreach – Those that participate; better understand builder resistance



Thank You



- For Participating
- For your Updates
- For your Feedback and Direction
- Will develop proceedings for this
- Will summarize updates from roundtables
- Will provide more information on To Dos that have been identified for advancement
- Have a great weekend.



Thank You!



City of Toronto Update

- Council adopted Toronto Green Standard (TGS) v3 on Dec. 7, 2017 including the energy and GHG stepped and capped EUI targets to 2030 zero emissions for new construction.
- Part of Transform TO - TGS energy targets if implemented and rolled in every four years as planned, will reduce 30.6 MT of CO₂ by 2050
- The TGS performance measures for air, water, energy, ecology and solid waste are implemented in a tiered performance system where Tier 1 is required and secured through planning application requirements using section 114 of the COTA or section 41 of the Planning Act, "matters of exterior sustainable design"

City of Toronto Update

- Energy performance requirements above the Code are implemented through the requirement for a "design development stage energy modelling report" submitted and reviewed prior to site plan approval. That report has a terms of reference included in our application requirements for studies and reports and is viewed as equal to submitting a storm water management or tree preservation report.
- That report has a terms of reference included in our application requirements for studies and reports and is viewed as equal to submitting a storm water management or tree preservation report. We also provide incentives for energy above come through HPNC and for all TGS Tier 2 and above through the Development Charge Refund Program.

City of Toronto Update

- Review is managed across five business units for review for specific TGS items as part of their regular business.
- Compliance is secured on approved plans and drawings and in reports and via site plan conditions in the site plan agreement and regular site inspections.
- Top issue is capacity. Have a very small group in City Planning that creates TGS and procedures and trains as well as all of other policy and planning work.
- Also review and clear TGS Tier 2 projects through SPA, and are a commenting unit.
- The TGS has successfully influenced the OBC energy requirements and now a new CSA Canada wide standard is being developed for bird collision deterrence with committee chair from our group, Kelly Snow, who developed the City's bird friendly and light pollution reduction requirements.
- Lisa King is available if you have questions