



Applying an Equity Lens to Green Development Standards (GDS)

Workshop #2 in a five-part series

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- CAP acknowledges that the stolen land on which we operate is the traditional territory of the Mississaugas of the Credit, the Anishinaabe, the Chippewa, the Haudenosaunee, and the Wendat peoples.
- At CAP, we recognize that many Indigenous Peoples are particularly vulnerable to climate change and will be disproportionately impacted by its effects.
- Through our work, we are committed to disrupting ongoing approaches to climate governance that reproduce settler-colonial relations and systematically exclude Indigenous Peoples from policy making.







- What is equity?
- Equity and Climate Synergies Resource Hub
- Applying an equity lens to GDS
- Examples of successful actions
- Group discussion (breakout rooms)
- Upcoming opportunities



Equity:

- Climate equity means addressing the unequal burdens made worse by climate change, while ensuring that all people share the benefits of climate protection. Achieving equity means that all people live in safe, healthy, fair communities. [Climate Justice, EPA](#)
- "An equitable region is one in which all can participate and prosper in their communities and where benefits and burdens are shared fairly." [\(Florida Climate Assessment tool\)](#)

Equity-seeking/deserving groups:

- Persons with disabilities, women, racialized groups, LGBTQ2S communities, low-income individuals, youth, seniors

Climate change vulnerability:

- The degree to which individuals and places are at risk from climate change, and their ability to cope with those impacts
- Climate change disproportionately impacts equity-seeking populations



Applying an equity lens to climate actions means *considering the impacts of climate change on different communities and ensuring that the benefits of climate solutions are distributed fairly.*

Win-win-win!

- Climate change efforts through an equity lens can have **numerous co-benefits** through:
 - Improved livelihoods for equity-deserving communities
 - Healthier, safer, and more accessible communities for all
 - Addressing historical oppression and advancing anti-racism and reconciliation
 - Building stronger public support for climate actions



- November 2022: CAP workshop on climate & equity synergies
- The hub supports municipal staff with applying an equity lens to climate actions
- We are not experts on equity and climate, but trying to facilitate the collective learning and application of learnings across the Clean Air Council network



Introduction

What is Equity?

Why Apply an Equity Lens?

Language for Framing Climate & Equity Synergies

Climate & Indigenous Ways of Knowing & Being

Questions for Identifying Climate & Equity Synergies



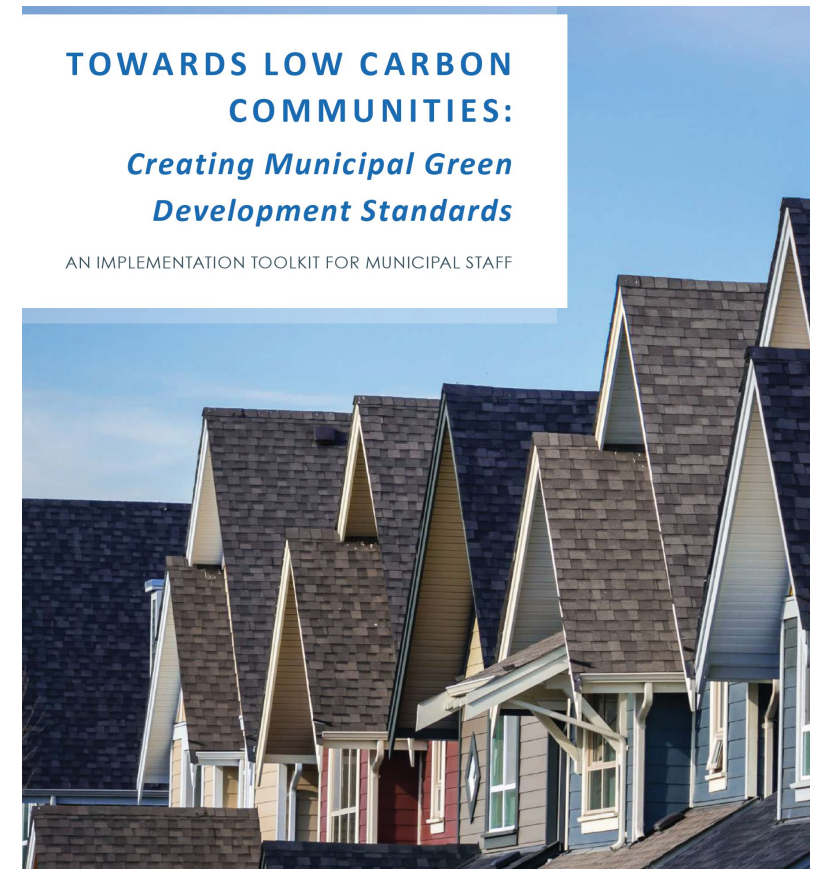
Introduction

This resource hub is intended to support municipal staff with identifying equity and climate synergies in their climate action plans. If your municipality already has an existing plan, this hub can help strengthen it, and if you are still in the process of developing one, this is the perfect place to get started.

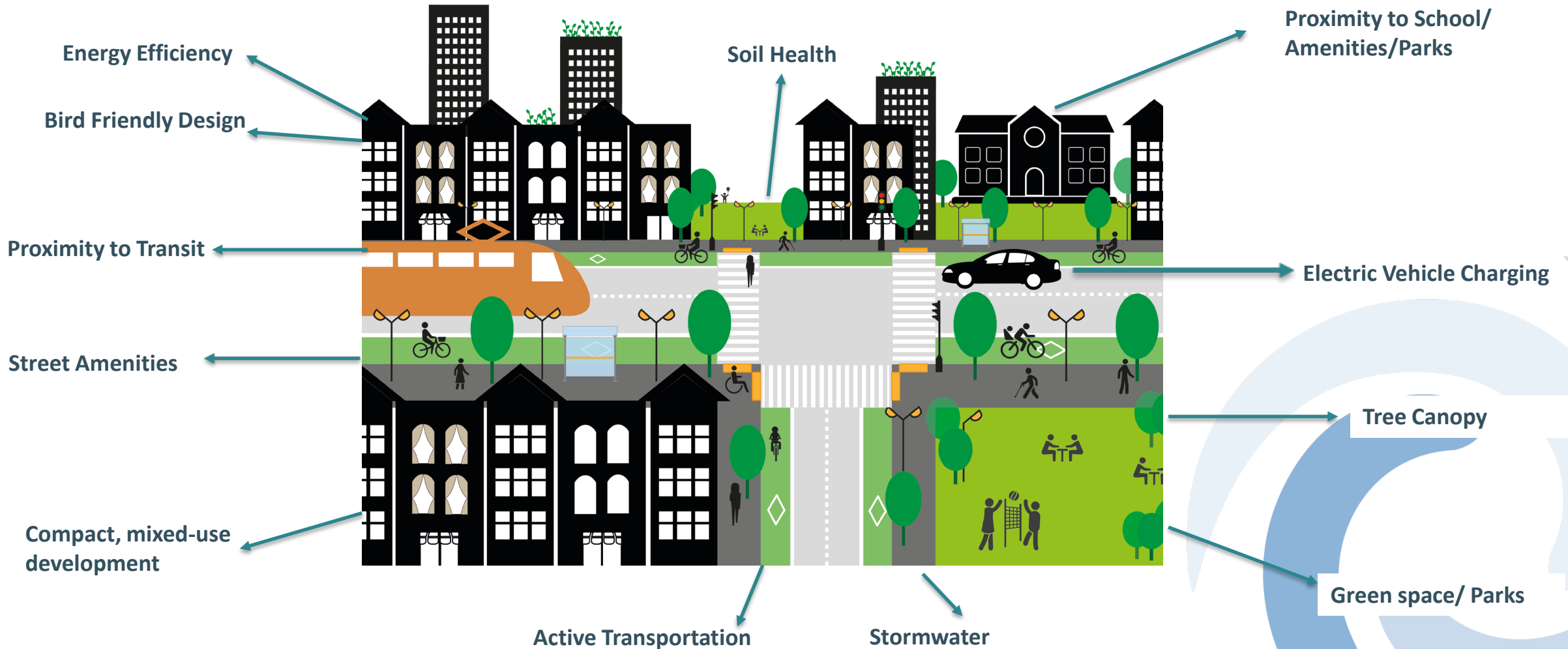
What Are Green Development Standards?



- GDS are developed by municipalities to encourage developers and builders to use sustainable design, which considers the principles of **economic, social, and ecological sustainability**.
- GDS are comprehensive principles to guide development at a level of planning and design that focuses on the entire community.
- GDS are a tool for municipalities to implement their Official Plans.
- GDS are not ONLY energy codes or standards, though these may be one component.



What do Green Development Standards cover?





"...An environmentally “sustainable” solution is not really sustainable if it is not equally accessible to all. Moreover, if health and economic benefits are unevenly distributed, the disparities in access and opportunity that form the basis of social injustices are reinforced."

*"The way we build and the strategies we employ can either continue to worsen social issues or **can lay the groundwork for significant progress** to be made."*





"As one looks around the work tables or worksites of the sustainable and regenerative building sector, there is little representation of the populations most impacted by our current proliferation of **unsustainable, inefficient, sometimes unsafe, and often unhealthy building stock**...the most impacted communities are underrepresented in the design, construction, and occupancy of sustainable, regenerative, healthy buildings."





Poll on JotForm: <https://form.jotform.com/231014544205038>



1. What are you trying to achieve with this action?

- Increase the uptake of sustainability metrics within new communities
- Improve comfort and resilience to extreme weather events
- Support the needs of seniors and improve safety for vulnerable transportation users
- Expand the green economy locally; lower energy costs and reduce energy poverty
- Improve health and wellness for residents
- Reduce the risks related to stranded assets or increasing energy/carbon costs over time

2. Who has traditionally participated in/benefitted from this action?

- Predominantly middle-high income populations
- Property owners and residents of new developments

3. What groups are most in need of this action?

- Vulnerable communities, especially those vulnerable to energy cost increases and/or experiencing energy poverty



4. What has prevented these groups from participating in the past?

- Up-front capital costs if GDS metrics cause housing construction costs to increase; it is important to consider longer-term operational costs as well

5. What design can address barriers for those most in need?

- Green loans that can reduce any potential up-front capital increases
- Changing mortgage lending rules to account for lower operational costs

6a. Can you identify any negative impacts that this action may cause?

- Up-front capital costs of housing may increase, impacting housing affordability re: purchase costs and mortgage eligibility/risk for purchasers at the edge of moving into a high-risk mortgage
- There is limited ability for this policy to address housing affordability for those priced out of the housing market
- **HOWEVER**, housing affordability is a bigger problem. GDS is not going to be able to address housing affordability concerns/efforts (at least in the short term)



6b. Are there any measures that can help to proactively prevent that harm?

- Mortgage lenders should consider lower operational costs for purchasers of more efficient homes
- Green loans, LICs, etc. may help address up-front capital cost increases
- Municipalities can play a bridge role with developers at the neighbourhood scale to reduce up-front capital costs and improve the business case for lower carbon developments

7. Who hasn't yet been engaged that would be good to engage?

- Prioritize equity-seeking communities through continual consultation and engagement
 - Who's included? What consultation formats are being used?





Example 1: Whitby Green Development Standards

1.5 Whitby Green Standard Principles

The WGS sustainable development principles incorporate and expand on the intent of the Whitby Official Plan. The ten (10) sustainable development principles have been used to organize the performance measures in the Draft Plan of Subdivision and Site Plan Checklists. The Principles reflect the three pillars of sustainability: social health, environmental health, and economic health.



Health and Happiness

Encouraging active, sociable, meaningful lives to promote good health and wellbeing.



Equity and Local Economy

Creating safe, equitable places to live and work which support local prosperity and international fair trade.



Culture and Community

Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living.



Whitby Green Standard (WGS), Version 1
Site Plan Application: Checklist

Health and Happiness: Encouraging active, sociable, meaningful lives to promote good health and wellbeing.

Performance Measure(s)

Number	Development Feature	Tier 1 Criteria	Tier 2 Core Performance Criteria
HH1.1	Public or Boulevard Trees	Achieve the requirements of Whitby's Landscape Plan	
HH1.2	Access to Parks and Open Space	Provide access to a variety of park and open space options	
HH1.3	Parkland and Open Space Provision	Meet the parkland provision requirements of Whitby's Official	Provide the minimum parkland requirements of the Whitby



Equity and Local Economy: Creating safe, equitable places to live and work which support local prosperity and international fair trade.

Performance Measure(s)

Number	Development Feature	Tier 1 Criteria	Tier 2 Core Performance Criteria
ELE1.1	Affordable Housing	Meet the affordable housing target of Whitby's Official Plan.	
ELE1.2	Housing Types and Size	Meet the housing mix objectives of Whitby's Official Plan.	
ELE1.3	Community Safety	Development has consideration for the principles of Crime	

Culture and Community: Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living.

Performance Measure(s)

Number	Development Feature	Tier 1 Criteria	Tier 2 Core Performance Criteria
CC1.1	Art (Within the Site)	Incorporate art into publicly accessible and visible spaces and into building designs as an architectural element, per Whitby's Official Plan.	
CC1.2	Outdoor Amenity Space	Provide public and/or private outdoor amenity spaces, where	
CC1.3	Cultural Heritage Resources	Complete a cultural heritage impact assessment that	
CC1.4	Sustainable Culture		Develop and distribute a sustainability handout to to new

Land Use and Nature: Protecting and restoring land for the benefit of people and wildlife.

Performance Measure(s)

Number	Development Feature	Tier 1 Criteria	Tier 2 Core Performance Criteria
LUN1.1	Private Street Lights	100% of exterior light fixtures are designed to meet RP-8	
LUN1.2	Ecological Functions	Meet the environmental management policies of Whitby's	
LUN1.3	Ecological Integrity	Wherever possible, new vegetation is native to southeast	



Example 2: Toronto Green Standard

- Contributes to the City's other equity strategies/commitments (e.g., Resilience Strategy, TransformTO, HousingTO)
- Leads to:
 - more affordable developments
 - high quality public spaces
 - resilient housing (shelter in place)

Municipalities with GDS





Example 3: Inclusionary Zoning (IZ) Policy Framework

- Can advance this alongside GDS
- Requires new developments to include affordable housing units
- Enacted by municipalities
- Potentially limited by proposed IZ cap by province

2021

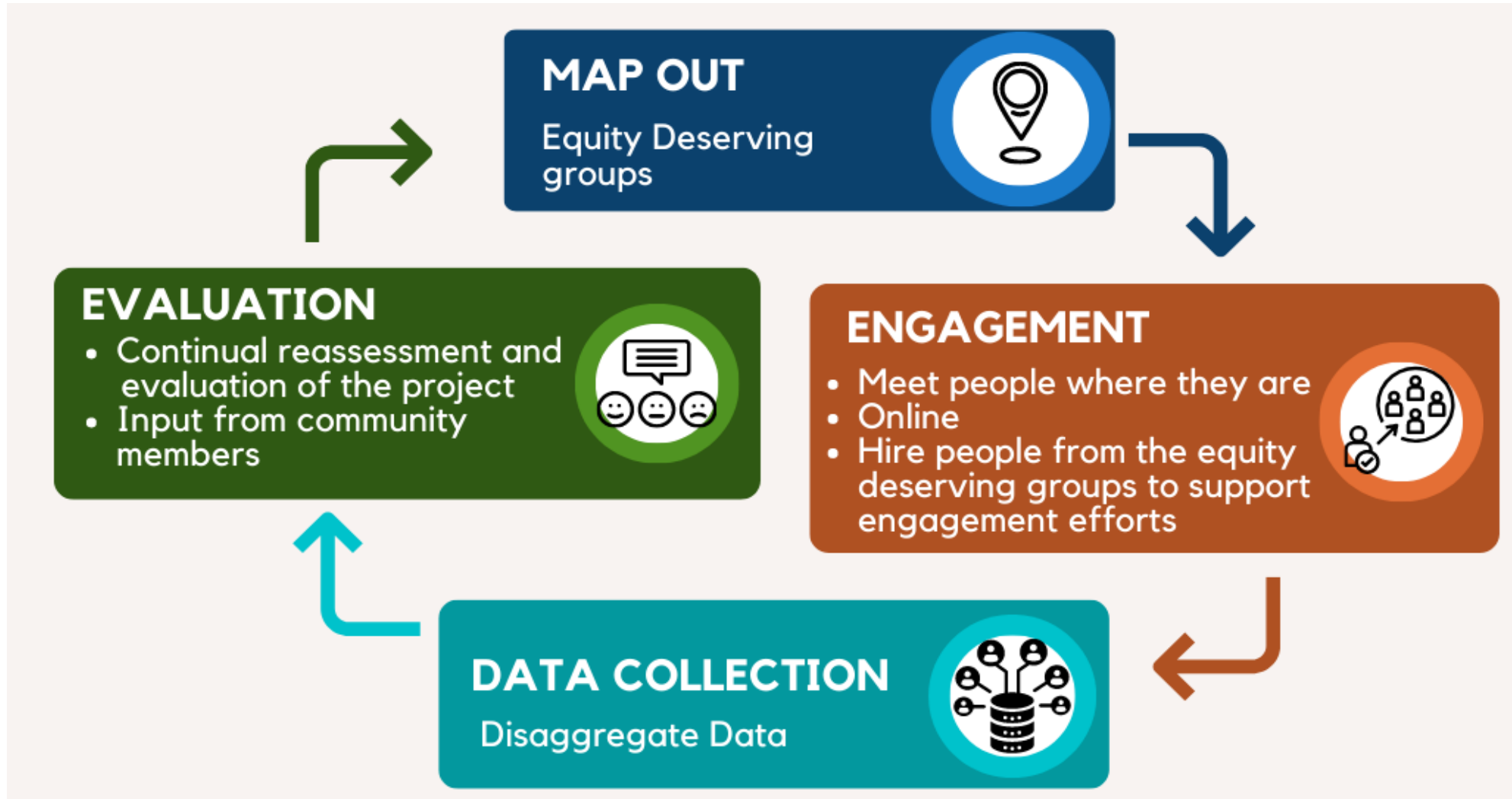
City of Toronto adopted IZ policy requiring condo developments to have 5-10% affordable housing beginning in 2022 and 22% by 2030.

2022

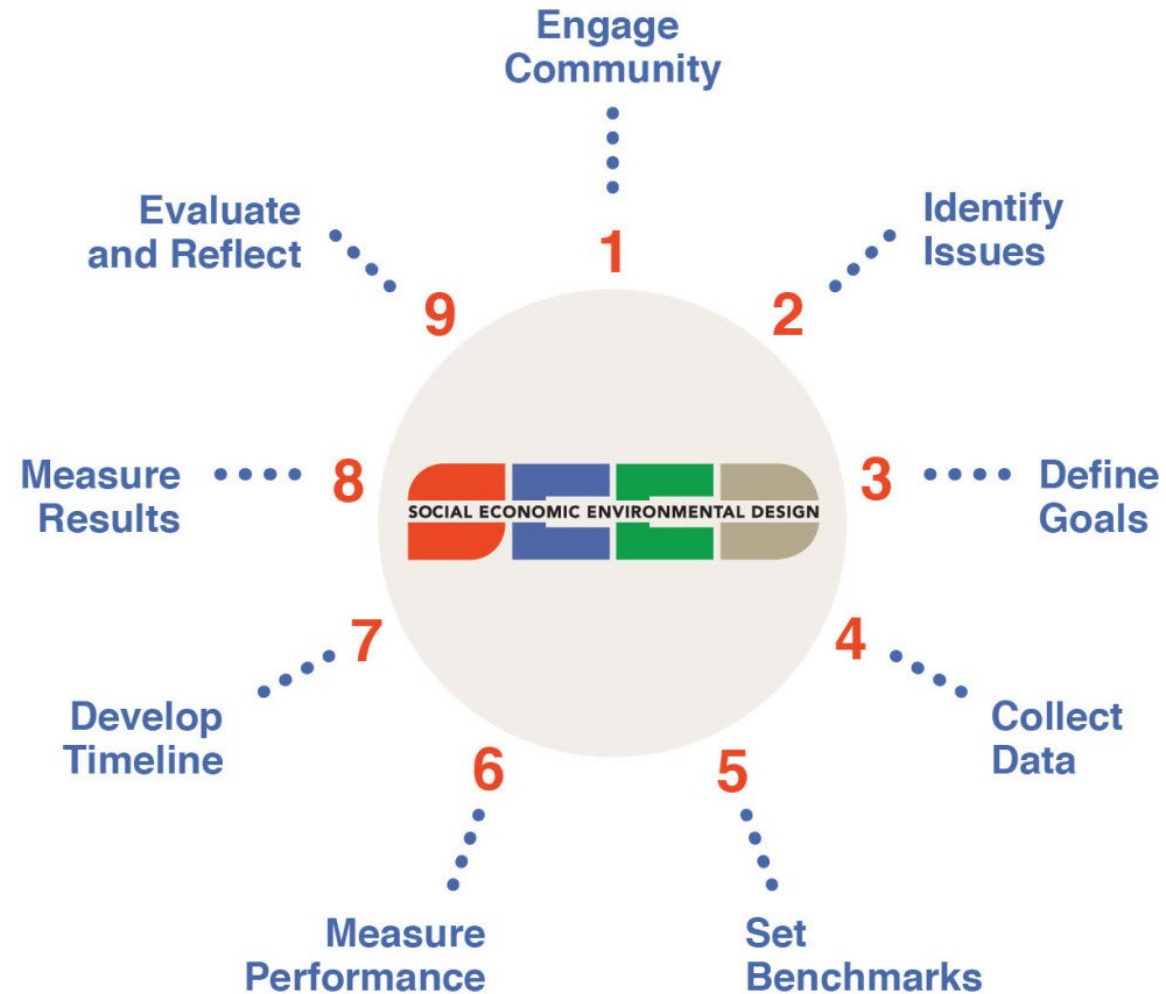
City of Mississauga adopted IZ policy requiring 5-10% of the residential area in a new development over 50 ownership units (or 3,600 square metres of residential area) be set aside for affordable units, depending on development location.

2023

City of Brampton, City of Hamilton, Region of Waterloo all working on IZ policies.



SEED diagram





Questions:

1. What are the possible ways you may be able to integrate equity into GDS?
2. What would need to change in your municipality or the energy system offerings to better integrate equity into a GDS?



- ~~March 3:~~ Active Transportation
- ~~April 13:~~ Green Development Standards & Low-Carbon Energy Planning
- **June 8:** Growth Management & Land Use
- **September 21:** EV and E-Mobility Strategies
- **November 8:** Rental Retrofit Market & Renewables Installations Projects



[The Municipal Climate Decisions Event Calendar](#) provides a central platform to share info. about upcoming council and committee meetings from across municipalities in Ontario's GTHA.

The calendar highlights meetings focused on:

- climate change and sustainability,
- land use,
- Transportation and active transportation,
- infrastructure and environment

Aim - to increase community awareness and accessibility, encourage attendance, and lower barriers to staying informed about municipal decisions.



Thank you!

