

Memorandum

Date: July 12, 2022

To: Members of Council

From: Katelyn Tozer, Manager, Energy & Environment, Energy & Environment

Subject: Project Launch for a Community-Wide Green Development Standards

The purpose of this Memorandum is to introduce the Town's Green Development Standards project and to notify Council of the project's public launch.

Green Development Standard Background

Green Development Standards (GDS) are voluntary or mandatory standards implemented by municipalities to encourage sustainable community design. These Standards are integrated into the planning approvals process for development applications and have been established in various municipalities, including but not limited to: City of Brampton, Town of Whitby, Town of Halton Hills, and Town of Ajax. The Town has the benefit of being able to learn from these various approaches to formulate a path forward that would best serve Caledon.

Why it's important

As the Town continues to grow, implementing a community-wide GDS is a key strategy outlined in the Town's Resilient Caledon Community Climate Change Action Plan, designed in the response to Council's climate change emergency declaration. The GDS will be a critical policy tool to ensure that growth does not jeopardize the Town's ability to meet its climate change mitigation targets and adaptation goals.

A GDS will help to ensure that new communities are low carbon and resilient to climate impacts by prioritizing theme areas of energy efficiency, walkability, zero emissions vehicles, effective stormwater management urban trees and greenspace. Additional benefits of GDS can include promoting housing affordability and diversity, strengthen the local economy, build resilient infrastructure, enhancing a resilient local energy system and improve public health.

Project Phases of Work

The GDS project is jointly funded and managed by staff in the Energy & Environment and Strategic Policy Planning Divisions. Specific project deliverables are also funded through a \$30,000 grant received by The Atmospheric Fund. The Town has retained a consultant to lead completion of the phases of work set out in Table 1.

Table 1: GDS Summary of Work

Phase of Work	Brief Description	Anticipated Timeline
<u>Phase 1:</u> Project launch, background research and analysis	<ul style="list-style-type: none"> Implement project launch and conduct pre-engagement interviews Review and analysis of other municipal GDS' Legal authority review Draft Official Plan update policy review 	Q1- Q2, 2022
<u>Phase 2:</u> Staff Workshops and draft GDS	<ul style="list-style-type: none"> Workshops with the internal Project Advisory Committee to review Phase 1 findings Preparation of first draft of GDS 	Q2 – Q3, 2022
<u>Phase 3:</u> Business Case and Incentives	<ul style="list-style-type: none"> Analysis of qualitative and quantitative benefits and impacts of the GDS Exploration of potential incentives 	Q3, 2022
<u>Phase 4:</u> Stakeholder Feedback	<ul style="list-style-type: none"> Various workshops held with key project stakeholders, including the development community Written feedback from stakeholders on draft GDS 	Q4 2022 – Q1 2023
<u>Phase 5:</u> Monitoring Strategy, Administration and Proposed GDS	<ul style="list-style-type: none"> Revise draft GDS with feedback received Determine the administration process for the GDS Preparation of implementation tools such as development review checklists Development of a monitoring strategy Bringing proposed GDS forward to Council for approval 	Q1 2023
<u>Phase 6:</u> Training and Implementation	<ul style="list-style-type: none"> Preparation of materials to help the development community navigate the GDS Internal development review staff training 	Q2 2023

Stakeholders and Project Launch Plan

To guide the development of the Town’s GDS, an internal Project Advisory Committee (PAC) has been formed and approved by the Senior Leadership Team that will guide the development of the GDS.

Following best practices for engagement set out in the International Association of Public Participation (IAP2)’s methodology, the consulting team will develop an external engagement strategy that is centered around how stakeholders would like to be engaged. Stakeholders invited to participate in this process include: the development community, local community groups, local utilities, conservation authorities, and industry experts. The results of the engagement strategy will be presented to Council with the final GDS.

Following Memorandum 2022-0334, staff will launch the GDS project through the following:

- **Public Project Page:** Staff will publish a GDS project page on the Towns ‘Have Your Say’ platform; and,
- **Letter to the Development Community:** Staff will send a letter to the development community to notify them of the GDS project, including when they will be involved.