

Caledon Green Development Standards - Snapshot

Metric	Description
1. Community Design and Mobility	
Housing Diversity	Promote a diverse mix of housing size and type to improve energy efficiency and affordability
Connections to Parks and Open Space	Enhance visual and physical connections between residents and parks/open space
Mixed-Use Neighbourhoods	Locate shopping, services, schools, parks and other amenities close to where people live
Light Pollution Reduction	Require outdoor lighting to be Dark Sky compliant or equivalent
Public Spaces	Include outdoor public spaces within neighbourhoods (e.g. public square, outdoor theatre, gazebo, etc.)
Walkability	Ensure direct, connected, safe pedestrian routes and infrastructure to make it easier to walk to destinations
Pedestrian Amenities	Include amenities such as seating, rest areas, shade, and other amenities along walking routes
Cycling Amenities	Include bike lanes, bike parking and other amenities to facilitate cycling to destinations
Electric Vehicle Charging Infrastructure	All low-rise homes to be EV-ready; multi-unit buildings to include min. 20% EV charging stations installed; non-residential to include 25% EV-ready and installed charging stations
2. Green Infrastructure	
On-Site Green Infrastructure	Meet green cover targets for the site based on a weighted menu of options including, trees, landscaping, green roofs, rain gardens, etc.
Stormwater Quantity and Quality	Prioritize on-site retention and filtration of stormwater through low impact development and other green infrastructure methods
Soil Volume	Include 16m ³ , 30m ³ and 45m ³ for small, medium and large canopy trees, respectively to ensure they can reach maturity
Plant Species	Minimum 50% native plants in landscaping, including pollinator and drought-tolerant species. Vegetated buffers to include 100% native plants
Cool Paving	Reduce hardscaped areas like parking lots and include adequate shading
Natural Heritage Conservation	Preserve and restore natural features like woodlands, wetlands and grasslands as well as the natural landform
Bird-Friendly Design	Include bird-friendly glazing on building exteriors
3. Buildings and Energy	
Energy Efficiency and GHG Emissions	Meet minimum energy efficiency and greenhouse gas emissions targets with the goal of all new buildings reaching net zero emissions by 2030
Climate Resiliency	Include climate resilient building features to protect homes from flooding and high winds
Renewable Energy Generation	All buildings to be solar ready; meet a minimum of 5% of the development's energy needs through renewables
Embodied Carbon	Conduct an assessment to understand the GHG emissions from construction materials
Water Efficient Irrigation	Reduce potable water use for irrigation on site by 60%
Construction Waste	Develop a waste management plan to divert construction and demolition waste from landfill
Owner Education	Provide education to building owners about low carbon buildings and develop maintenance plans for green infrastructure

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Common Questions and Answers

Q. Why is the Town adopting Green Development Standards?

- A. With the significant amount of growth coming to Caledon over the next several decades, we have an opportunity to plan and develop more sustainably to minimize impact on the land, make housing more efficient and affordable and include more green space in communities. Green Development Standards set clear expectations for what sustainable features the Town wants to see in its new communities. Creating a Green Development Standard was a key action identified in the Council-approved [Resilient Caledon Community Climate Change Action Plan](#).

Q. What will Green Development Standards apply to?

- A. The standards will apply to all new residential developments with 10 or more units, commercial and industrial properties, in both greenfield and infill areas. It will not apply to Town-owned buildings, as these are subject to Caledon's Corporate Green Building Standard, which was adopted in 2022 and applies to all new Town facilities and major expansions.

Q. How does the GDS relate to the Ontario Building Code (OBC)?

- A. The OBC regulates the construction of buildings in Ontario with the primary objective to ensure safety, accessibility and functionality. Although it includes minimum standards to ensure energy efficiency, the OBC does not regulate most measures that are typically considered "green" standards, such as greenhouse gas emissions or broader site design features.

Q. What are the Town's energy and GHG emissions targets and how were they selected?

- A. For low rise homes, the Town is requiring Energy Star or equivalent (which represents about 10% better energy performance than the current Ontario Building Code), coupled with a low carbon heating source (e.g. hybrid heat pump, electric hot water tank, etc.). For other buildings (like multi-unit residential, commercial, etc.) the Town is following the Toronto Green Standard's performance targets for energy and greenhouse gas emissions. The targets will be set at lower levels to start and steadily increase to achieve our target of all new construction built to net zero emissions standards by 2030. These targets were selected to help address the Town's climate change goals while giving some time for the development industry to adapt and flexibility in how they meet the targets.

Q. Will these standards make housing more expensive?

- A. While improving the energy efficiency of a building can result in higher upfront costs, they can also provide long-term savings for residents by using less energy than a standard home and by generating renewable sources of energy. Although cost estimates vary, building to net zero energy standards would add approximately 5-10% to upfront costs of a home in Ontario. As noted above, net zero will not be required until close to 2030 so the initial costs of Caledon's GDS will be marginal.

Q. How does the GDS relate to the Town's existing requirements?

- A. While the standards around building energy and GHG emissions are new requirements to the Town, most of the other features related to tree planting, landscaping, active transportation, etc. are part of other Town policies and guidelines. The goal of the GDS is not to duplicate existing requirements but to fill gaps and set more stringent targets. Applicants can demonstrate compliance with most GDS metrics through existing submissions such as site plans, landscape plans, etc.