

Objectives of Workshop

- Bring together municipal staff representatives working on the development and implementation of community green development standards.
- Get an update from each of the jurisdictions on where they are at now and where they are going next.
- Share experiences and lessons learned on building support, undertaking staff training, implementation, working with developers and other stakeholders, integrating GDS with other municipal efforts
- Identify issues being faced
- Review policy context
- Discussion on metrics update and uptake monitoring

This is your GDS workshop

- There will be a significant amount of time allocated to experience sharing and group discussions at this workshop so please be sure to share efforts within your jurisdiction as well as issues and questions you have related to advancing green development standards within your jurisdiction.

Introduction & Roundtable

- Tell us your name, jurisdiction and department
- Tell us a bit about: for example....
- What GDS work has been undertaken over the last year
- Issues encountered
- How issues were addressed
- Other updates from your jurisdiction
- Review/selection/addition of standards/metrics
- Implementation and Monitoring

Green Development Standards



Clean Air
Partnership

The Green Development Standards Policy Context



History of Community Green Development Standards

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



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 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*. *The Sustainable Design Criteria shall provide a basis for the Town to evaluate 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 the character, scale, appearance and design features of buildings, and their sustainable design;.....**” (Policy 5.14(3) of RHOP)

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 greenhouse 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 (including commercial and industrial) 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 the use of renewable energy systems and alternative energy systems; and
- g) Maximize vegetation within settlement areas, where feasible.

Climate Change Action Plan (Mitigation)



- **Set green development standards:** Municipalities would be able to pass bylaws related to green standards in areas other than building construction. This would include, for example, sustainable transportation management.

Climate Change Action Plan (Mitigation) cont...

- **Make climate change planning a priority:**
- The government intends to consult and propose amendments to Ontario's Planning Act to make climate change a provincial interest, which would ensure climate change is taken into consideration when planning decisions are made. Greenhouse gas pollution reduction and climate change adaptation could be specifically noted as provincial interests.

Climate Change Action Plan (Mitigation) cont....

- **Put climate change in Official Plans:**
- The government intends to consult and propose amendments to the Planning Act to make climate change mitigation and adaptation mandatory in municipal official plans.
- Also support for community energy planning....

Growth Plan Guiding Principles

- Improve the integration of land use planning with planning and investment in *infrastructure* and *public service facilities*, including integrated service delivery through community hubs, by all levels of government.
- Integrate climate change considerations into planning and managing growth such as planning for more resilient communities and *infrastructure* – that are adaptive to the impacts of a changing climate – and moving towards low-carbon communities, with the long-term goal of net-zero communities, by incorporating approaches to reduce greenhouse gas emissions.

Growth Plan 4.2.10 Climate Change

- 1. Upper- and single-tier municipalities will develop policies in their official plans to identify actions that will reduce greenhouse gas emissions and address climate change adaptation goals, aligned with the Ontario Climate Change Strategy, 2015 and the Climate Change Action Plan, 2016 that will include:
 - a) supporting the achievement of *complete communities* as well as the minimum intensification and density targets in this Plan;
 - b) reducing dependence on the automobile and supporting existing and planned transit and *active transportation*;
 - c) assessing *infrastructure* risks and vulnerabilities and identifying actions and investments to address these challenges;
 - d) undertaking stormwater management planning in a manner that assesses the impacts of extreme weather events and incorporates appropriate *green infrastructure* and *low impact development*;

Growth Plan 4.2.10 Climate Change

- 1. Upper- and single-tier municipalities will develop policies in their official plans to identify actions that will reduce greenhouse gas emissions and address climate change adaptation goals, aligned with the Ontario Climate Change Strategy, 2015 and the Climate Change Action Plan, 2016 that will include:
 - e) recognizing the importance of *watershed planning* for the protection of the *quality and quantity of water* and the identification and protection of hydrologic features and areas;
 - f) protecting the *Natural Heritage System* and *water resource systems*;
 - promoting local food, food security, and soil health, and protecting the agricultural land base;
 - h) providing direction that supports a culture of conservation in accordance with the policies in subsection 4.2.9; and
 - i) any additional policies to reduce greenhouse gas emissions and build resilience, as appropriate, provided they do not conflict with this Plan.

Growth Plan 4.2.10 Climate Change



- 2) In planning to reduce greenhouse gas emissions and address the impacts of climate change, municipalities are encouraged to:
- a) develop strategies to reduce greenhouse gas emissions and improve resilience through the identification of vulnerabilities to climate change, land use planning, planning for infrastructure, including transit and energy, green infrastructure, and low impact development, and the conservation objectives in policy 4.2.9.1;
 - b) develop greenhouse gas inventories for transportation, buildings, waste management and municipal operations; and
 - c) establish municipal interim and long-term greenhouse gas emission reduction targets that support provincial targets and reflect consideration of the goal of low-carbon communities and monitor and report on progress made towards the achievement of these targets.

Growth Plan 3.2 Policies for Infrastructure to Support Growth



3.2.1 Integrated Planning

1. *Infrastructure* planning, land use planning, and *infrastructure* investment will be coordinated to implement this Plan.

2. Planning for new or expanded *infrastructure* will occur in an integrated manner, including evaluations of long-range scenario-based land use planning and financial planning, and will be supported by *infrastructure* master plans, asset management plans, community energy plans, *watershed planning*, environmental assessments, and other relevant studies where appropriate, and should involve:
 - a) leveraging *infrastructure* investment to direct growth and development in accordance with the policies and schedules of this Plan, including the achievement of the minimum intensification and density targets in this Plan;
 - b) providing sufficient *infrastructure* capacity in *strategic growth areas*;
 - c) identifying the full life cycle costs of *infrastructure* and developing options to pay for these costs over the long-term; and
 - d) considering the impacts of a changing climate.

Growth Plan 3.2 Policies for Infrastructure to Support Growth



3.2.1 Integrated Planning

3. *Infrastructure* investment and other implementation tools and mechanisms will be used to facilitate *intensification* and higher density development in *strategic growth areas*. Priority will be given to *infrastructure* investments made by the Province that support the policies and schedules of this Plan.

4. Municipalities will assess *infrastructure* risks and vulnerabilities, including those caused by the impacts of a changing climate, and identify actions and investments to address these challenges, which could be identified as part of municipal asset management planning.

5. The Province will work with public sector partners, including Metrolinx, to identify strategic *infrastructure* needs to support the implementation of this Plan through multi-year *infrastructure* planning for the *transportation system* and *public service facilities*.

Municipal Act Change # 1

Municipal Act Schedule 1

- **1. Paragraph 5 of subsection 10 (2) of the *Municipal Act, 2001* is repealed and the following substituted:**
- **5. Economic, social and environmental well-being of the municipality, including respecting climate change.**

Municipal Act

Change # 2: Green Standards and Green/Alternative Roofs: New, p. 2/3, 32/33, 59 of the proposed Act.

Municipal Act Schedule 1

- 5. The Act is amended by adding the following section after the heading “Structures, Including Fences and Signs”:
- Environmental standards; construction of buildings
- 97.1 (1) Without limiting sections 9, 10 and 11, those sections 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.

Conflict (2) Despite section 35 of the Building Code Act, 1992, if there is a conflict between that Act or the building code under that Act and a by-law to which this section applies, that Act or the building code prevails.

Municipal Act

- **Green roofs or alternative roof surfaces**
- (3) Without limiting sections 9, 10 and 11, the power described in subsection (1) includes the power to require the construction of green roofs or of alternative roof surfaces that achieve similar levels of performance to green roofs.

Definition

- (4) For the purposes of subsection (3), “green roof” means a roof surface that supports the growth of vegetation over a substantial portion of its area for the purpose of water conservation or energy conservation.

Municipal Act

- **Change #3: Schedule 4 - Changes to other acts, including the Building Code Act, 1992 and the Planning Act**
- **1. Subsection 34 (1) of the *Building Code Act, 1992* is amended by adding the following paragraphs:**
- 39.4 prescribing provisions of the building code for the purposes of section 97.1 of the *Municipal Act, 2001* and section 108.1 of the *City of Toronto Act, 2006*;
- 39.5 prescribing conditions and limits for the purposes of section 97.1 of the *Municipal Act, 2001* and section 108.1 of the *City of Toronto Act, 2006*;

Municipal Act Change # 4

- Section 147 of the Act, which currently governs the provision of energy conservation programs by municipalities, is re-enacted to provide that municipalities may provide for or participate in long-term energy planning for energy use in the municipality. (see new section 105.3 of the City of Toronto Act, 2006)

Municipal Act Change # 5

- **Change # 5: Trees: Section 270(1) of the Municipal Act, 2001; Section 212(1) of the City of Toronto Act, 2006; p. 13, 39**
- **Municipal Act - Schedule 1**
- **33. Subsection 270 (1) of the Act is amended by adding the following paragraphs:**
- **7. The manner in which the municipality will protect and enhance the tree canopy and natural vegetation in the municipality.**

Municipal Act Change # 6

- **Change # 6: Schedule 4 - Changes to other acts, including the Building Code Act, 1992 and the 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:**
 - (s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.
- The PPS was updated in 2014 to increase reference to climate change mitigation and adaptation. This amendment continues to advance this process.

Ontario Building Code

- **How does the City of Toronto Act and the Municipal Act (COTA/MA) work with the Building Code**
- **At present OBC is still king – municipalities still do not have the authority to mandate energy efficiency standards above building code**
- Some municipalities “persuade” developers 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.
- OBC Consultation on Increasing Alignment with CCAP to take place shortly
- What would CAC municipalities like to see result from this OBC update?

OMB Reform

- Local Planning Appeal Tribunal
- The tribunal will make decisions only on whether or not a municipality has followed its planning process and land use plans. If it hasn't, the issue will be sent back to the municipality for reconsideration.
- That *may/will* mean fewer municipal decisions can be overturned than under the current process, in which each dispute is treated as if it were new, disregarding the decision the local government has made.
- No appeals would be permitted of either municipalities' official plans or the development of major transit hubs.

Where Are We Now?

- What can be done to Increase support for Green Development Standards within your jurisdiction?
- Those jurisdiction that have a council mandate to advance GDS?
- To help those that don't what about a Regional GDS Community of Practice of some sort?
- Recognition of regional efforts in this area.
- What else would be of value?
- Planning Commissioners endorsement/support?

Metrics Updates?

- **Discussion on Metrics Updates:**
- Metrics Updates
- Educational and Innovation Metrics; and
- The Process for developing Made in (your jurisdiction's name here) Metrics

Financing/Incenting Aspiration Tier 2/Aspirational standards:

- What is being undertaken?
- Explored?
- Issues being faced?
- Role the municipality/region/province can/should play?

Discussion on how to reach out and engage the development community:

- discussion on what we would like to cover and achieve (realistically) at a GDS workshop that would take place in the fall of 2017 to reach out to the development community

Wrap Up and Next Steps

- **Thank you!**
- Presentations will be made available online
- Meeting outcomes, feedback, next steps will be summarized and sent back to workshop participants.
- Have a great long weekend!!