City of Hamilton
PLANNING COMMITTEE ADDENDUM

Meeting #: 24-014
Date: October 1, 2024
Time: 9:30 a.m.
Location: Council Chambers (Planning)
Hamilton City Hall
71 Main Street West

Lisa Kelsey, Legislative Coordinator (905) 546-2424 ext. 4605

Pages

5. COMMUNICATIONS

5.1 Communications respecting Green Building Standards (Item 11.2)

*a. Added Communications:
(iii) Anne Washington
(iv) Gail Faveri
(v) Geoff Ondercin-Bourne and Edward Reece
(vi) Jeffrey Cowan, Hamilton Community Enterprises

6. DELEGATION REQUESTS

6.1 Delegations respecting Green Building Standards (Item 11.2) (For today's meeting)

*a. Added Delegation Requests:
(iv) Lucia Iannantuono, Climate Change Advisory Committee (in-person)
(v) Lana Goldberg, Stand.earth (virtually)
(vi) Gabriella Kalapos, Clean Air Partnership (in-person)
(vii) Don McLean (virtually)
(viii) Laura McCloskey, The Atmospheric Fund
(ix) Ian Borsuk, Environment Hamilton (virtually)
(x) Mary Anne Peters (pre-recorded)
(xi) Peter Appleton (pre-recorded)

10. PUBLIC HEARINGS

10.1 Application for a Zoning By-law Amendment for Lands Located at 48 Jenny Court, Stoney Creek (PED24178) (Ward 10)

*a. Staff Presentation *3*

11. DISCUSSION ITEMS

11.2 Green Building Standards (PED24114) (Urban Areas – City Wide)

*a. Climate Change Advisory Committee - Citizen Committee Report respecting Green Building Standards Report *24*

*b. Staff Presentation *29*

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.

Hamilton

WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

October 1, 2024

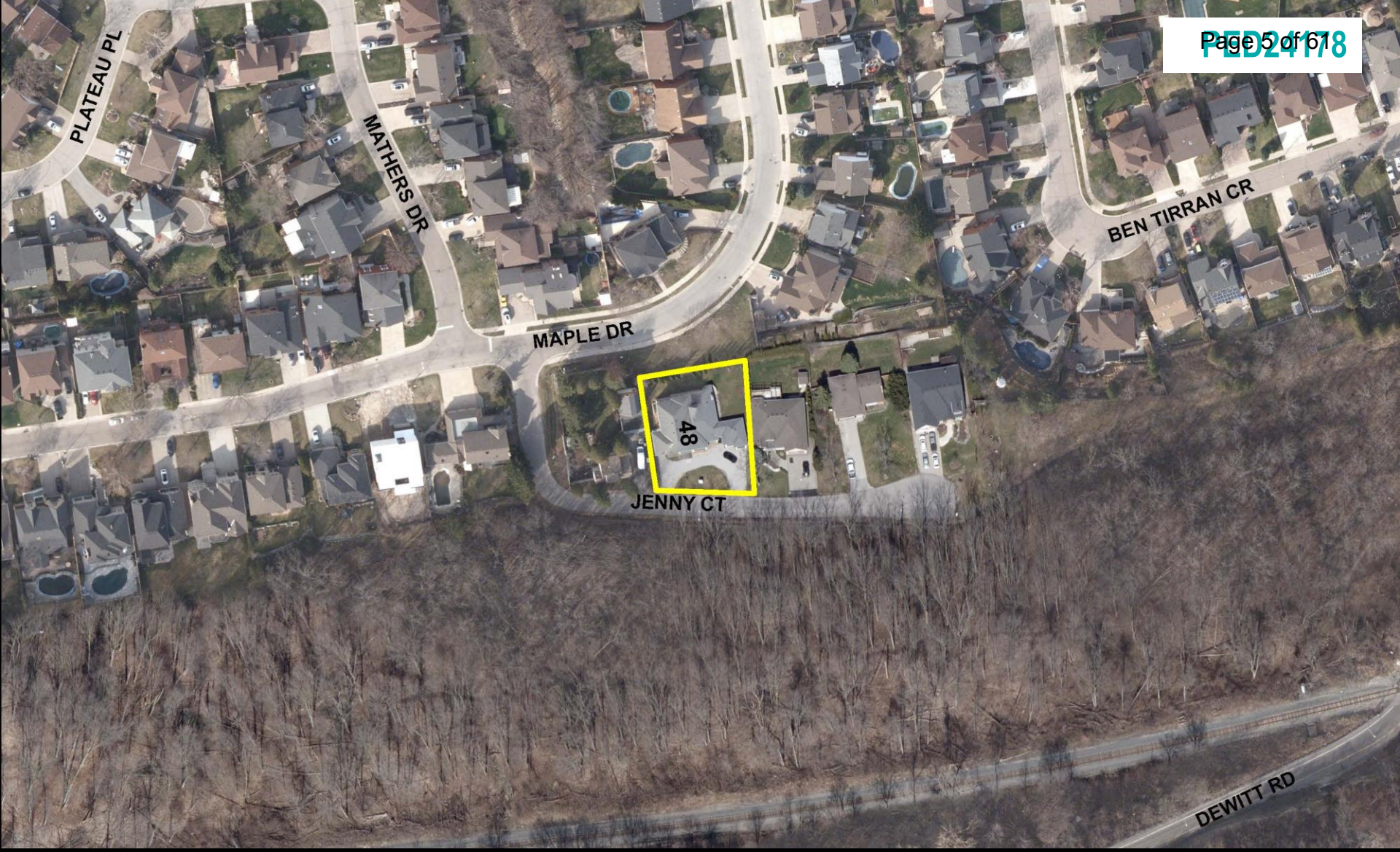
Presented by: Tim Vrooman

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

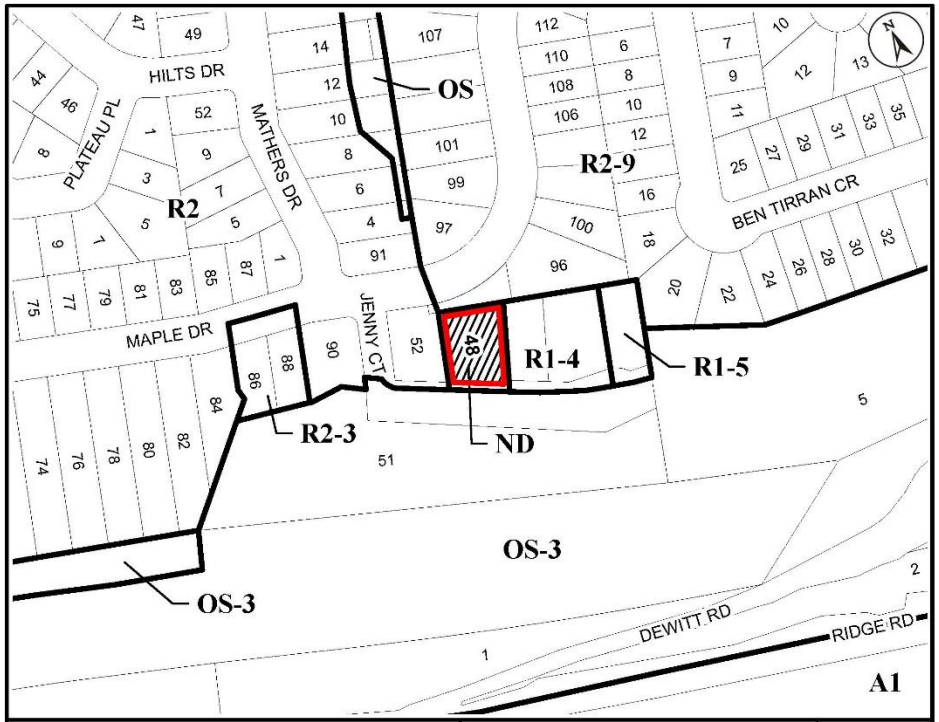
PED24178 – (ZAC-23-004)

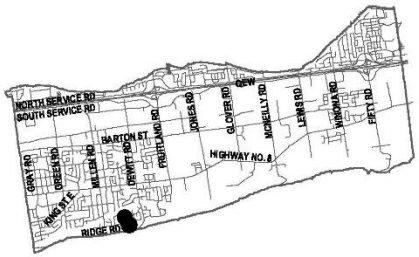
Application for a Zoning By-law Amendment for Lands Located at 48 Jenny Court, Stoney Creek.

Presented by: Tim Vrooman



SUBJECT PROPERTY 48 Jenny Court, Stoney Creek





● Site Location

Key Map - Ward 10

Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Hamilton

File Name/Number: ZAC-23-004		Date: August 1, 2024
Appendix "A"	Scale: N.T.S	Planner/Technician: AH/AL

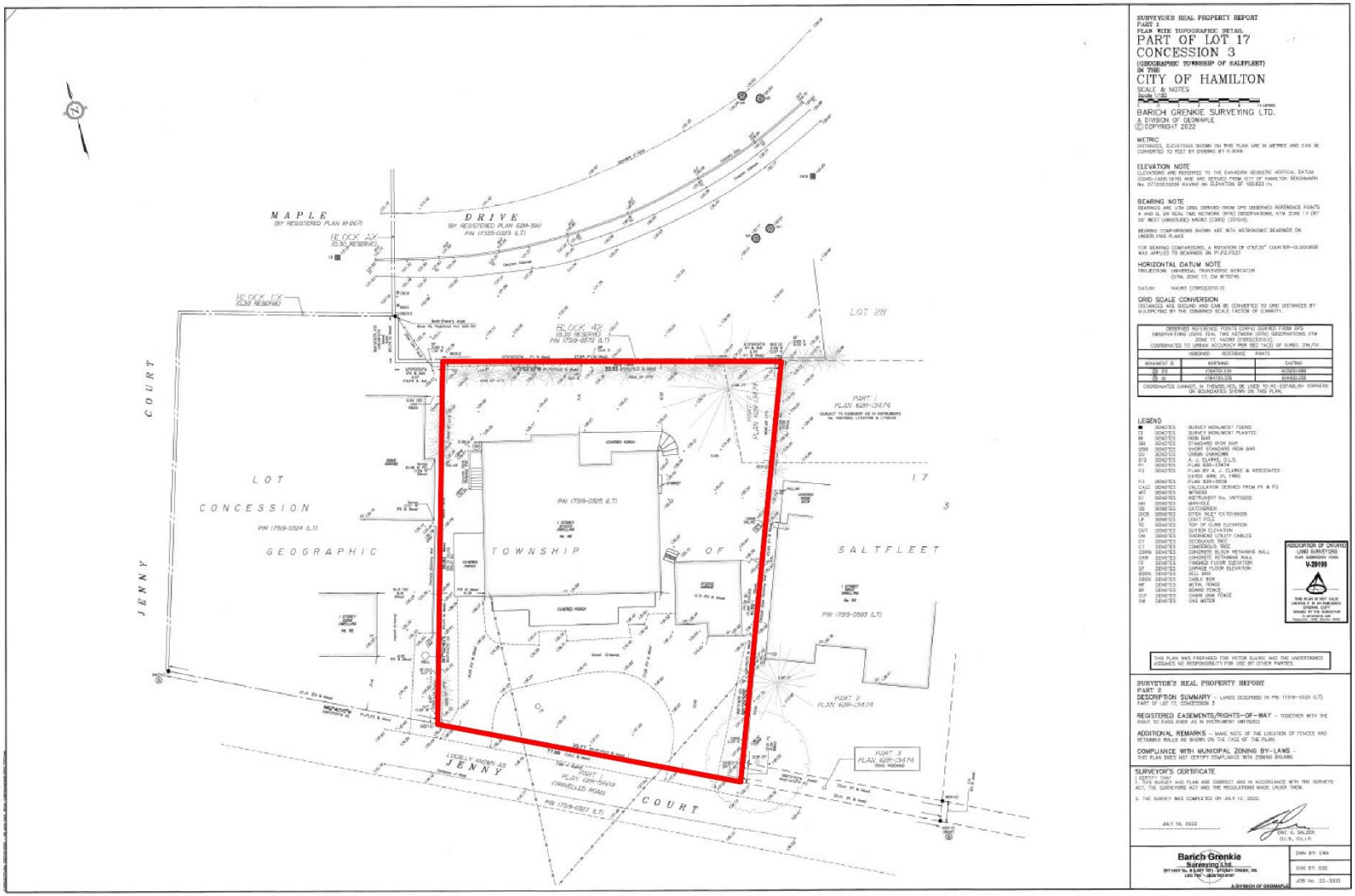
Subject Property

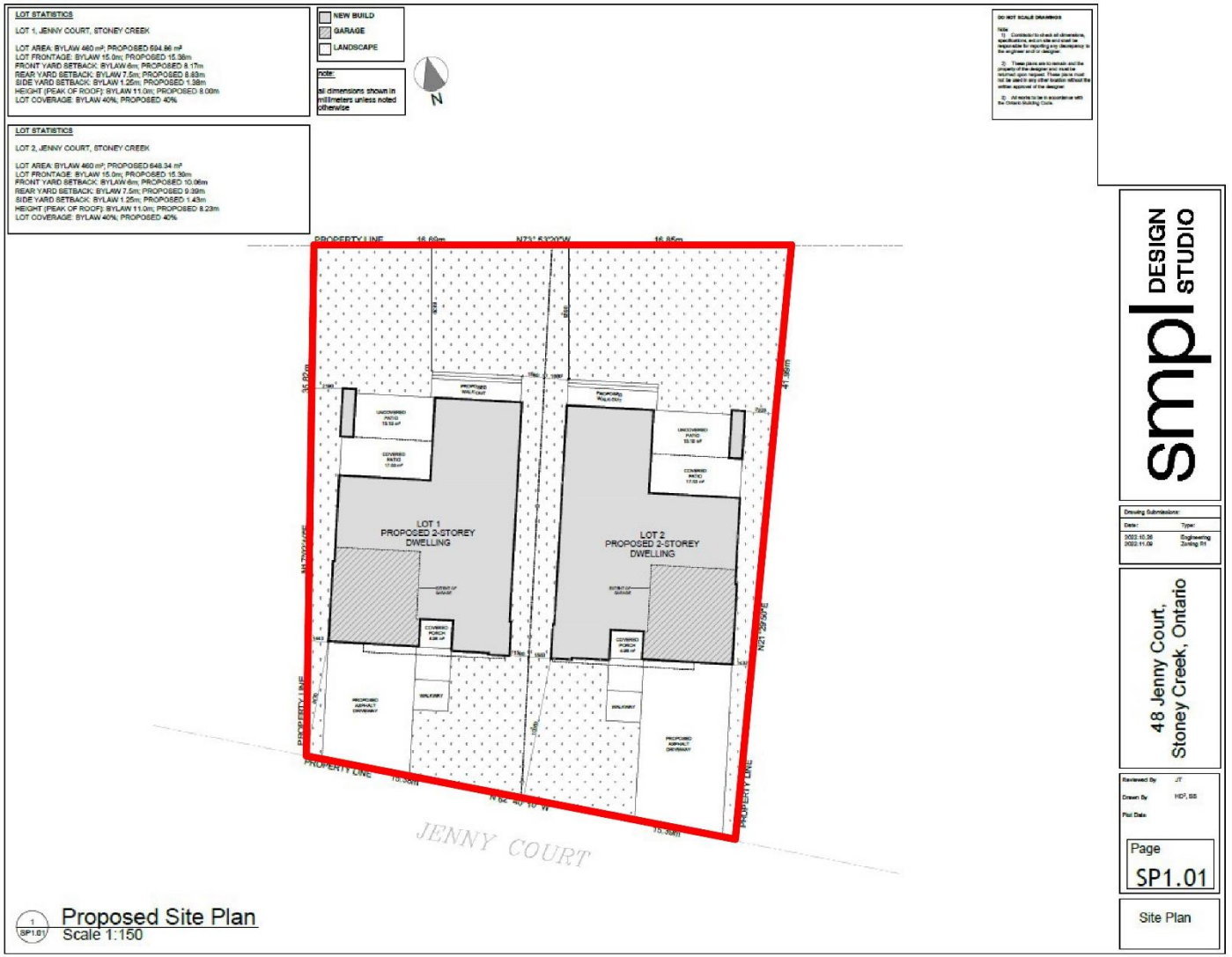
48 Jenny Court

Lands to be added to Zoning By-law No. 05-200 as Low Density Residential (R1) Zone

PED24178

Appendix C




LOT STATISTICS
LOT 1, JENNY COURT, STONEY CREEK
LOT AREA: BYLAW 460 m²; PROPOSED 694.96 m²
LOT FRONTAGE: BYLAW 15.0m; PROPOSED 15.39m
FRONT YARD SETBACK: BYLAW 6m; PROPOSED 8.17m
REAR YARD SETBACK: BYLAW 7.5m; PROPOSED 8.63m
SIDE YARD SETBACK: BYLAW 1.25m; PROPOSED 1.38m
HEIGHT (PEAK OF ROOF): BYLAW 11.0m; PROPOSED 8.00m
LOT COVERAGE: BYLAW 40%; PROPOSED 40%
LOT STATISTICS
LOT 2, JENNY COURT, STONEY CREEK
LOT AREA: BYLAW 460 m²; PROPOSED 648.34 m²
LOT FRONTAGE: BYLAW 15.0m; PROPOSED 15.39m
FRONT YARD SETBACK: BYLAW 6m; PROPOSED 10.06m
REAR YARD SETBACK: BYLAW 7.5m; PROPOSED 9.39m
SIDE YARD SETBACK: BYLAW 1.25m; PROPOSED 1.43m
HEIGHT (PEAK OF ROOF): BYLAW 11.0m; PROPOSED 8.23m
LOT COVERAGE: BYLAW 40%; PROPOSED 40%
NEW BUILD
GARAGE
LANDSCAPE
note:
all dimensions shown in millimeters unless noted otherwise
N
DO NOT SCALE DRAWINGS
PROPERTY LINE
LOT 1
PROPOSED 2-STOREY
DWELLING
LOT 2
PROPOSED 2-STOREY
DWELLING
JENNY COURT
smpl DESIGN STUDIO
48 Jenny Court,
Stoney Creek, Ontario
Page
SP1.01
Site Plan
Proposed Site Plan
Scale 1:150

48 Jenny Ct, (Lot 1)
Stoney Creek, Ontario

Project Description:

- New construction

Square Footage:		
Basement	1678.26 ft²	155.92 m²
Main	1483.74 ft²	137.84 m²
Second	1903.03 ft²	176.80 m²
Garage	438.88 ft²	40.77 m²

Architectural Design Firm:
SMPL Design Studio
Address: 15 Colbourne St, Hamilton, Ontario
Postal: L8R 2G2
Phone: 905-529-7675

Key Map:

smpl DESIGN STUDIO

Drawing Submissions:

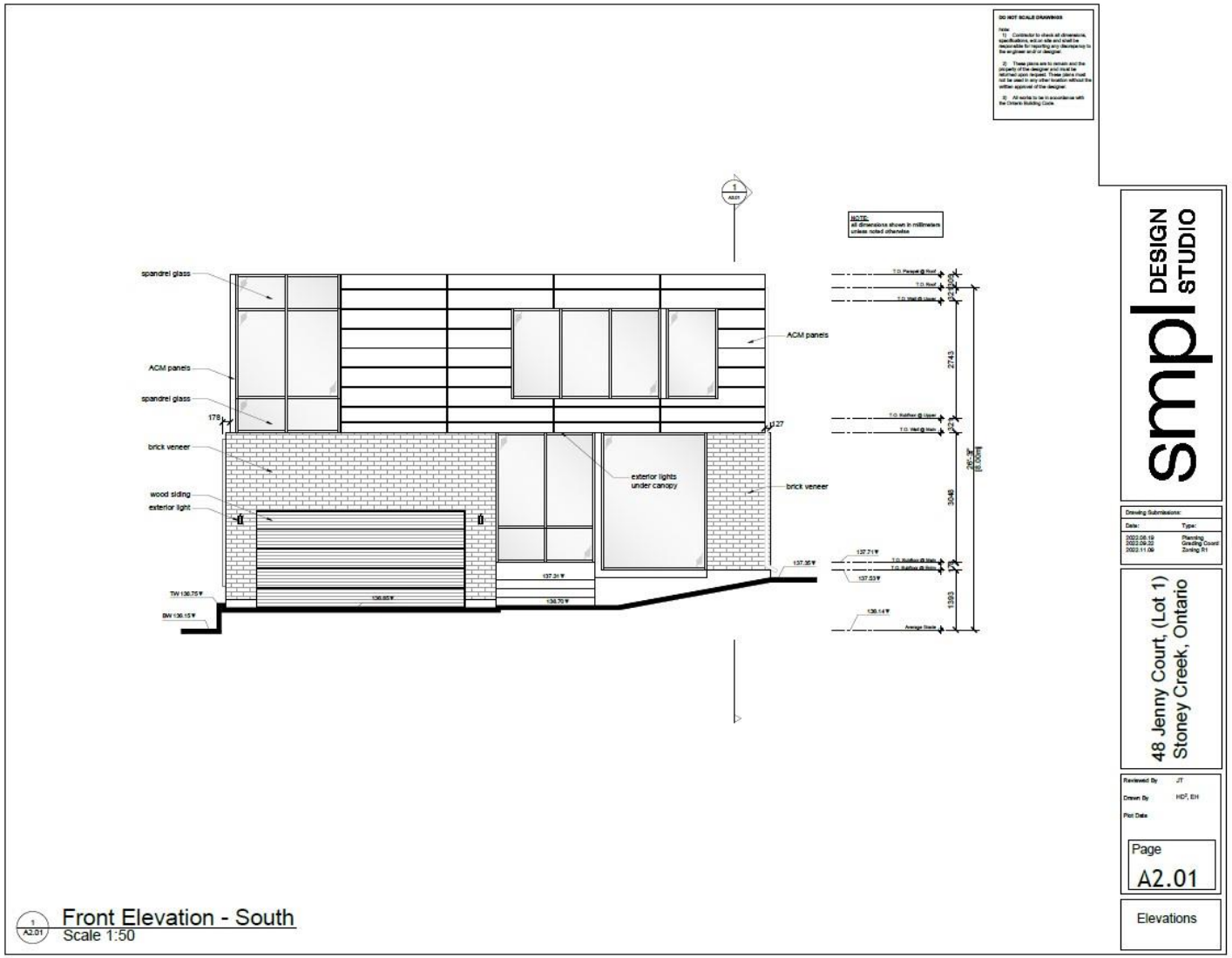
Date:	Type:
2022.06.10	Planning
2022.09.22	Grading Coord
2022.11.09	Zoning R1

48 Jenny Court, (Lot 1)
Stoney Creek, Ontario

Reviewed By: JT
Drawn By: HD?, EH
Plot Date:

Page A0.01

Cover Page


spandrel glass
ACM panels
spandrel glass
178
brick veneer
wood siding
exterior light
ACM panels
exterior lights under canopy
brick veneer
2743
3048
1393
NOTE: all dimensions shown in millimeters unless noted otherwise
DESIGN STUDIO
48 Jenny Court, (Lot 1)
Stoney Creek, Ontario
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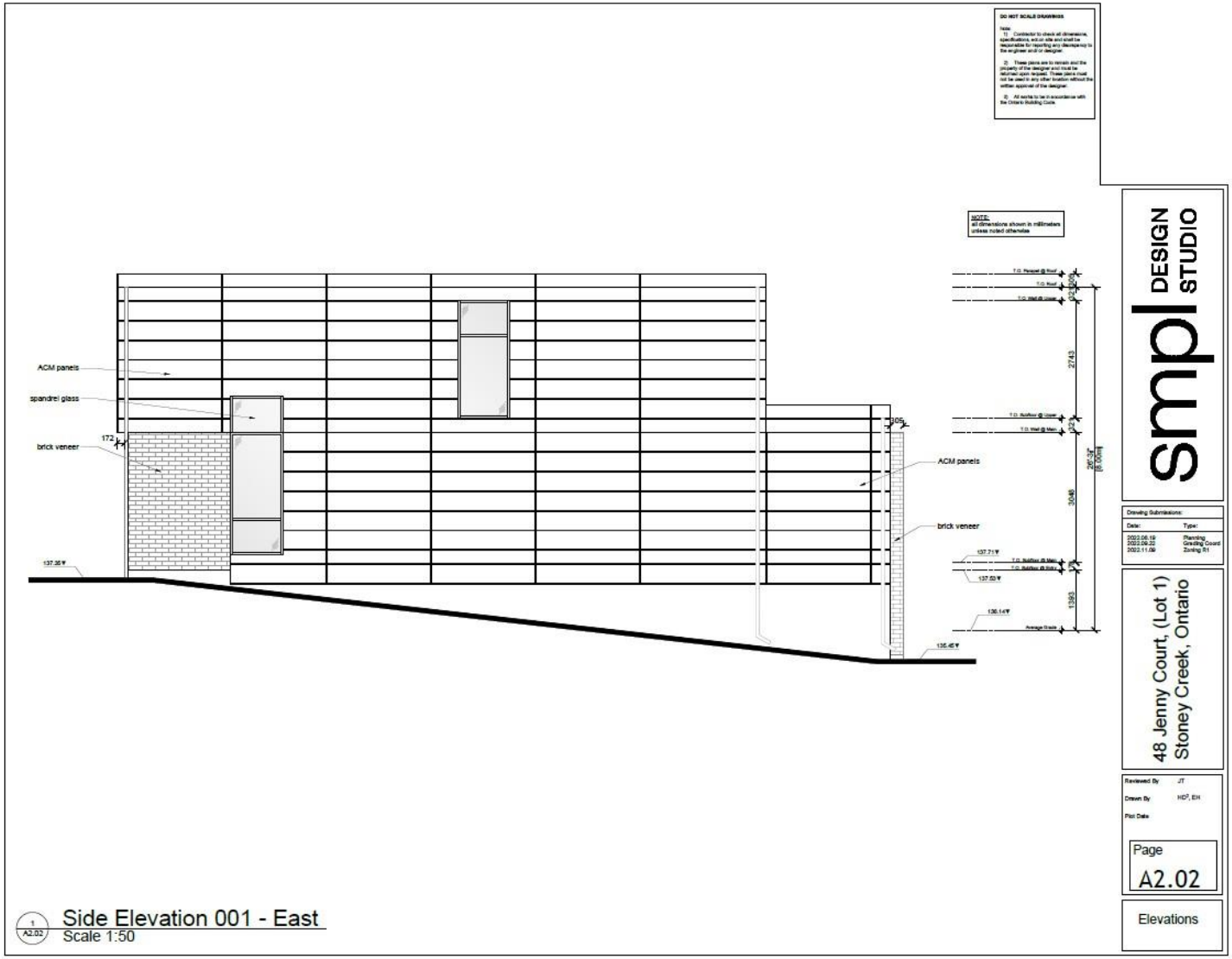
A2.01
Elevations
Front Elevation - South
Scale 1:50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all dimensions shown in millimeters
unless noted otherwise
ACM panels
spandrel glass
brick veneer
172
305
2743
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26'-3"
(8.00m)
137.71
137.03
136.14
135.45
Average Grade
smpl DESIGN STUDIO
Drawing Submissions:
Date:
Type:
2022.06.16 Planning
2022.09.22 Grading Coord
2022.11.09 Zoning R1
48 Jenny Court, (Lot 1)
Stoney Creek, Ontario
Reviewed By JT
Drawn By HD?, EH
Plot Date
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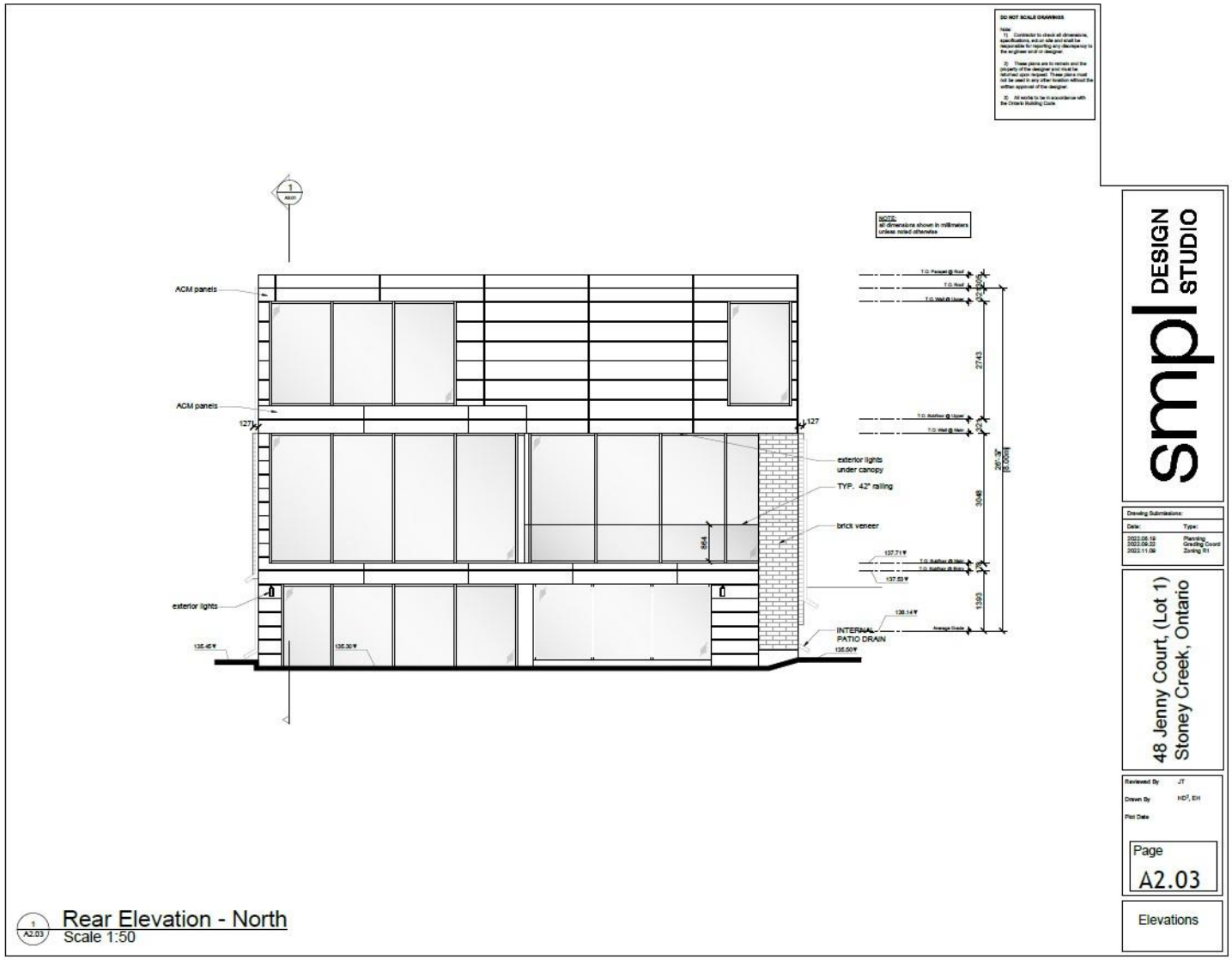
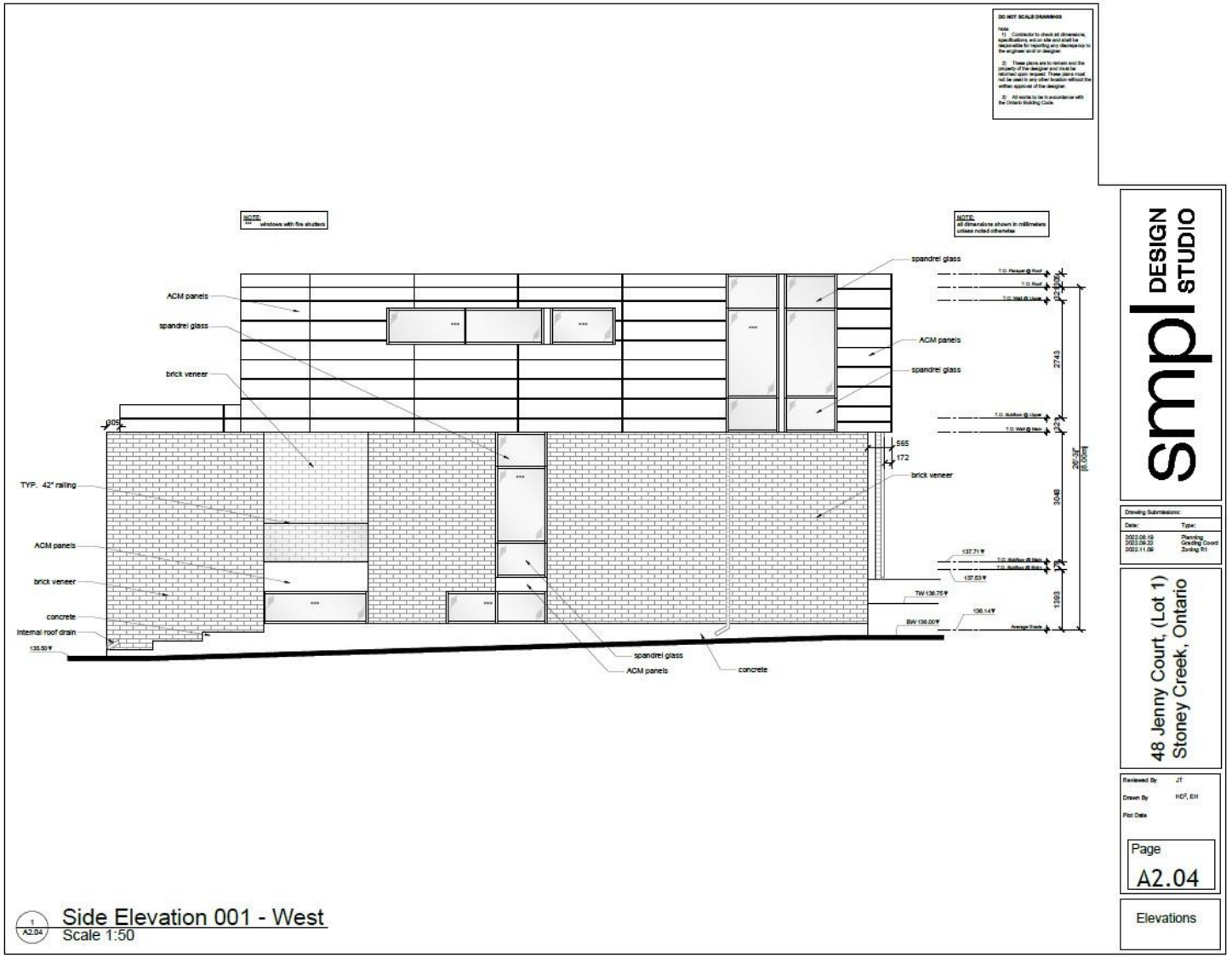
A2.02
Elevations
1
A2.02
Side Elevation 001 - East
Scale 1:50


ACM panels
ACM panels
127
127
exterior lights under canopy
TYP. 42" railing
brick veneer
exterior lights
INTERNAL PATIO DRAIN
2743
3048
1393
864
NOTE: all dimensions shown in millimeters unless noted otherwise
smpl DESIGN STUDIO
48 Jenny Court, (Lot 1)
Stoney Creek, Ontario
Page A2.03
Elevations
Rear Elevation - North
Scale 1:50


DO NOT SCALE DRAWINGS
NOTE:
*** windows with fire shutters
NOTE:
all dimensions shown in millimeters unless noted otherwise
ACM panels
spandrel glass
brick veneer
TYP. 42" railing
concrete
Internal roof drain
spandrel glass
ACM panels
brick veneer
concrete
565
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2743
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smpl DESIGN STUDIO
Drawing Submissions:
Date:
Type:
2022.09.19
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2022.11.08
Planning
Grading Coord.
Zoning R1
48 Jenny Court, (Lot 1)
Stoney Creek, Ontario
Reviewed By
JT
Drawn By
HDF, EH
Plot Date
Page
A2.04
Elevations
1
A2.04
Side Elevation 001 - West
Scale 1:50

48 Jenny Ct, (Lot 2)
Stoney Creek, Ontario

Project Description:

- New construction

Square Footage:		
Basement	1678.26 ft²	155.92 m²
Main	1483.74 ft²	137.84 m²
Second	1903.03 ft²	176.80 m²
Garage	438.88 ft²	40.77 m²

Architectural Design Firm:
SMPL Design Studio
Address: 15 Colbourne St, Hamilton, Ontario
Postal: L8R 2G2
Phone: 905-529-7675

Key Map:

In accordance with subsection 3.2.4. of Division C, of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual BCIN: 19618 Firm BCIN: 31829

David Shouldice CBCO MAATO

smpl DESIGN STUDIO

Drawing Submissions:

Date:	Type:
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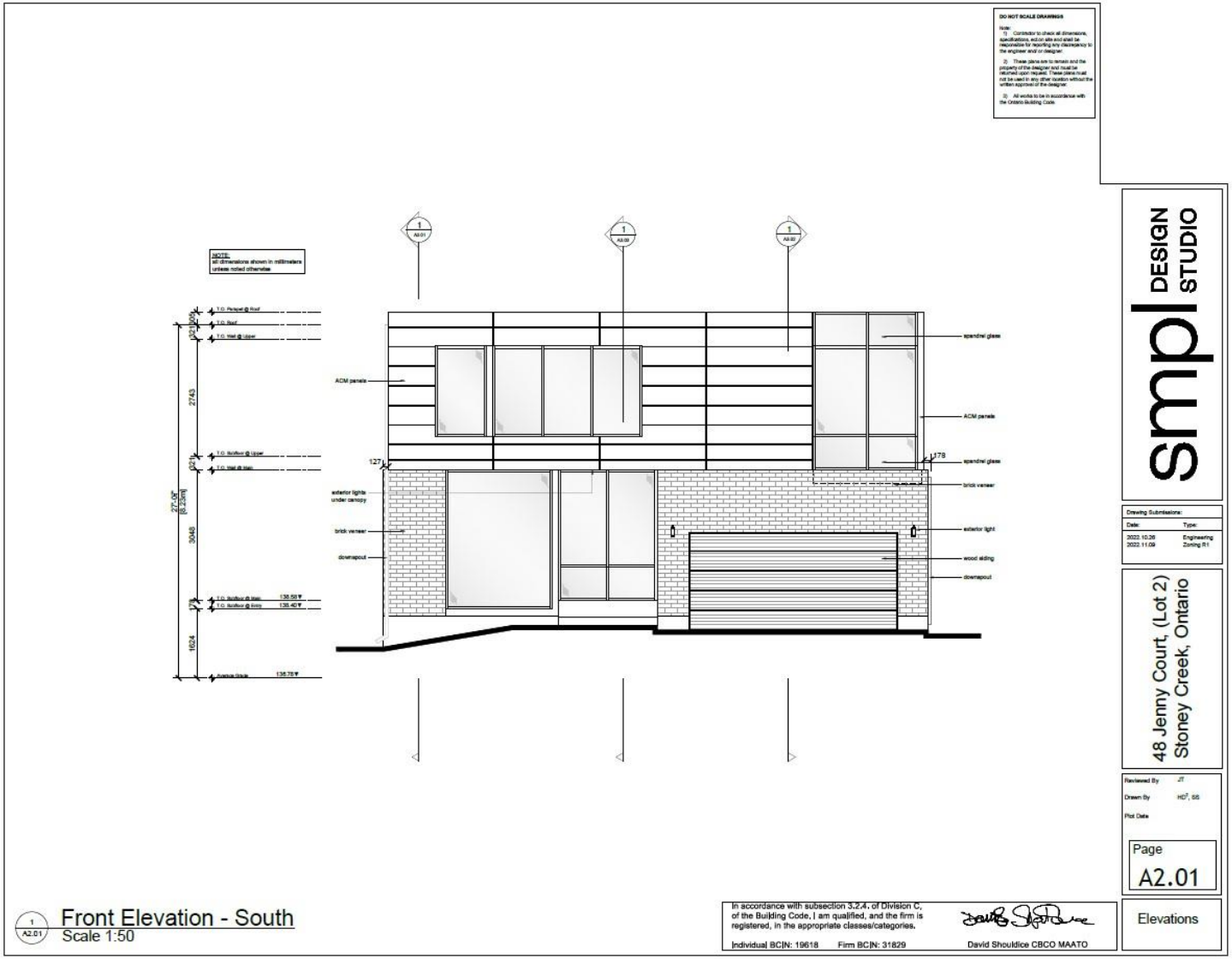
2022.11.09	Zoning R1

48 Jenny Court, (Lot 2)
Stoney Creek, Ontario

Reviewed By JT
Drawn By HD, SS
Plot Date

Page A0.01

Cover Page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NOTE:
all dimensions shown in millimeters
unless noted otherwise
ACM panels
exterior lights
under canopy
brick veneer
downspout
spandrel glass
ACM panels
spandrel glass
brick veneer
exterior light
wood siding
downspout
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smpl DESIGN STUDIO
Drawing Submissions:
Date:
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2022.10.26
Engineering
2022.11.09
Zoning R1
48 Jenny Court, (Lot 2)
Stoney Creek, Ontario
Reviewed By
Drawn By
Plot Date
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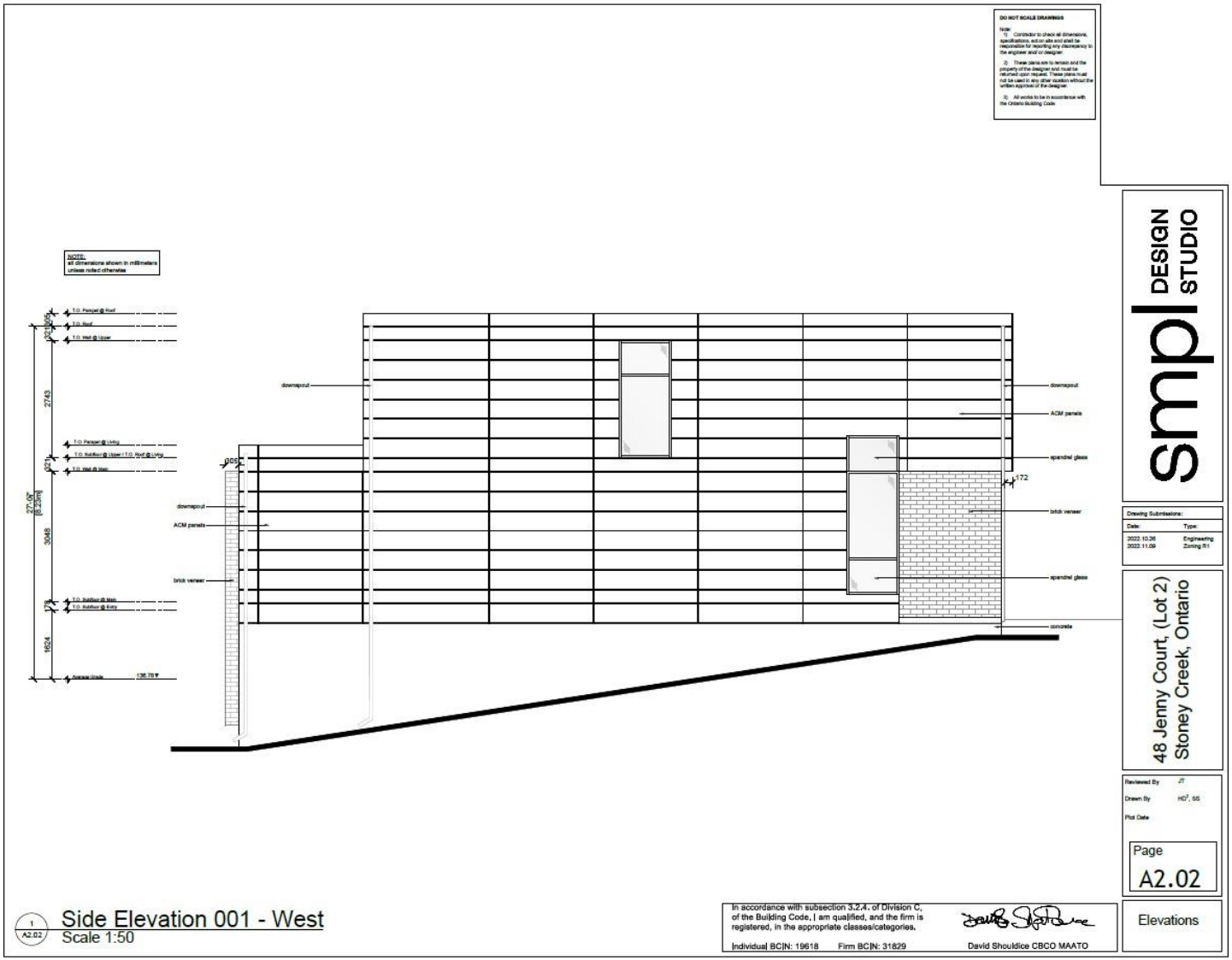
A2.01
Front Elevation - South
Scale 1:50
In accordance with subsection 3.2.4. of Division C,
of the Building Code, I am qualified, and the firm is
registered, in the appropriate classes/categories.
Individual BCIN: 19618
Firm BCIN: 31829
David Shouldice CBCO MAATO
Elevations


DO NOT SCALE DRAWINGS
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all dimensions shown in millimeters
unless noted otherwise
T.O. Parapet @ Roof
T.O. Roof
T.O. Wall @ Upper
T.O. Parapet @ Lwr
T.O. Subfloor @ Upper / T.O. Roof @ Lwr
T.O. Wall @ Main
T.O. Subfloor @ Main
T.O. Subfloor @ Entry
Average Grade
2743
3048
1624
27'-0"
[8.22m]
downspout
ACM panels
brick veneer
spandrel glass
concrete
172
smpl DESIGN STUDIO
Drawing Submissions:
Date:
Type:
2022.10.26
Engineering
2022.11.09
Zoning R1
48 Jenny Court, (Lot 2)
Stoney Creek, Ontario
Reviewed By
JT
Drawn By
Plot Date
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Side Elevation 001 - West
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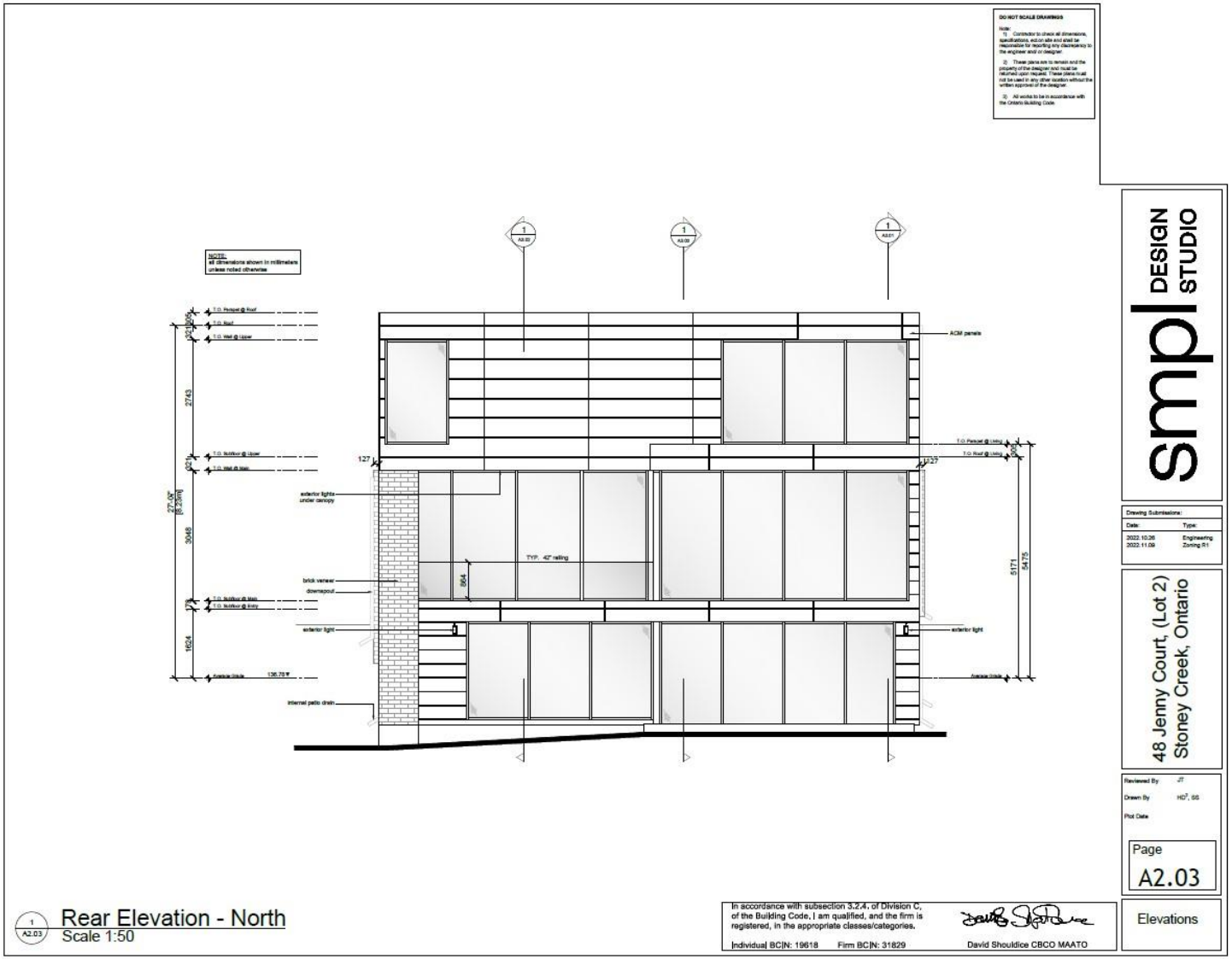
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ACM panels
exterior lights
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downspout
exterior light
internal patio drain
TYP. 42" railing
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smpl DESIGN STUDIO
Drawing Submissions:
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Type:
2022.10.26
Engineering
2022.11.09
Zoning R1
48 Jenny Court, (Lot 2)
Stoney Creek, Ontario
Reviewed By:
JT
Drawn By:
HD, SS
Plot Date:
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Elevations
In accordance with subsection 3.2.4. of Division C,
of the Building Code, I am qualified, and the firm is
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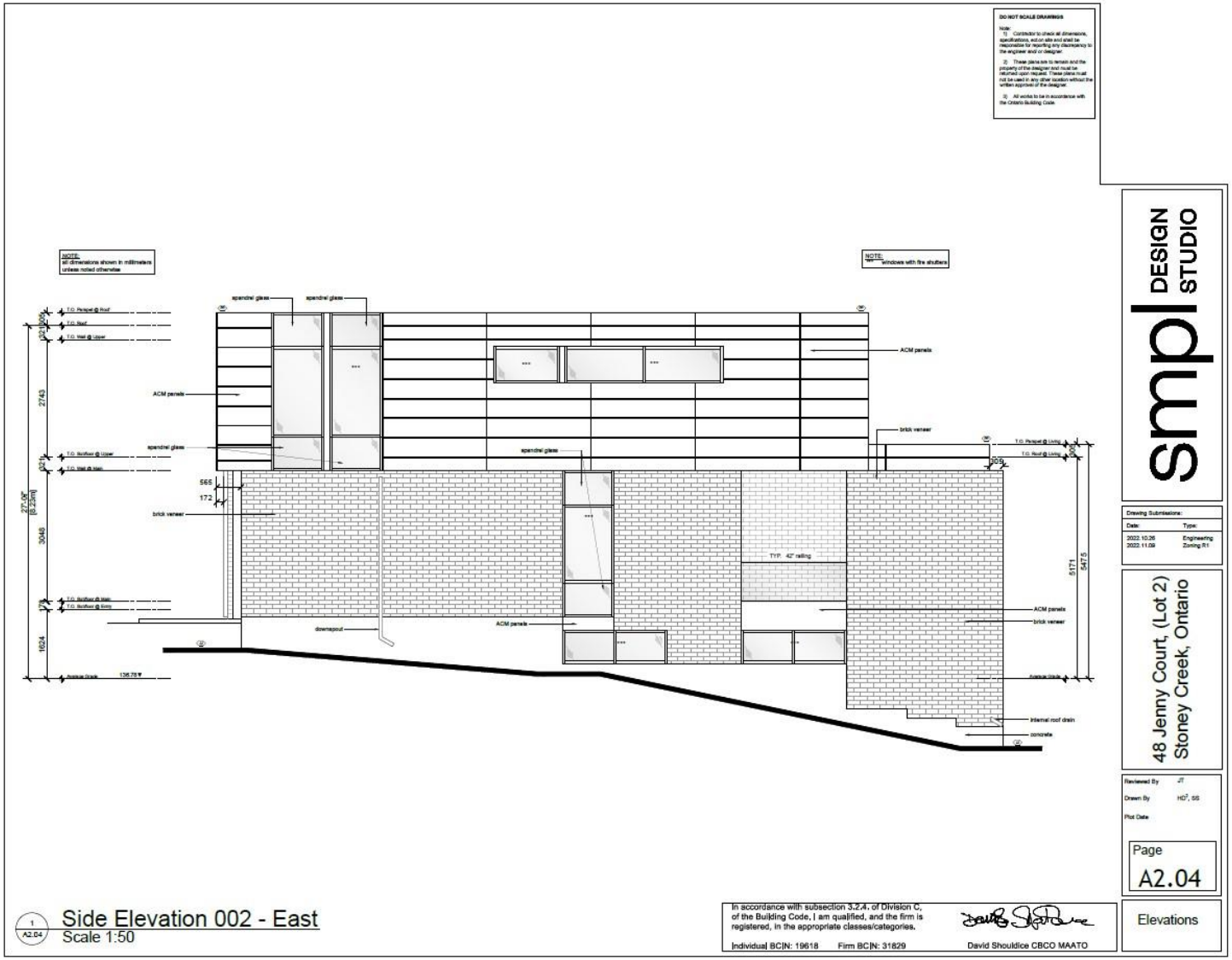
Individual BCIN: 19618
Firm BCIN: 31829
David Shouldice CBCO MAATO
Rear Elevation - North
Scale 1:50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brick veneer
spandrel glass
TYP. 42" railing
downspout
internal roof drain
concrete
smpl DESIGN STUDIO
Drawing Submissions:
Date:
Type:
2022.10.26
Engineering
2022.11.09
Zoning R1
48 Jenny Court, (Lot 2)
Stoney Creek, Ontario
Reviewed By
Drawn By
Plot Date
Page
A2.04
Elevations
Side Elevation 002 - East
Scale 1:50
In accordance with subsection 3.2.4. of Division C, of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories.
Individual BCIN: 19618
Firm BCIN: 31829
David Shouldice CBCO MAATO

PED24178
Photo 1

Existing Detached Dwelling on the Subject Lands

PED24178

Photo 2

Single Detached Dwelling on the West

PED24178
Photo 3

Single Detached Dwelling on the East

Open space (Niagara Escarpment) on the South

Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE

Hamilton

CITIZEN COMMITTEE REPORT

To:	Planning Committee
From:	Climate Change Advisory Committee _____ Ian Borsuk, Co-Chair _____ Gabriella Kalapos, Co-Chair
Date:	October 1, 2024
Re:	Recommendations respecting the Green Building Standards Report

Recommendations

(a) That the staff report to Planning Committee respecting Green Building Standards currently on the agenda for the meeting on October 1st, 2024, be delayed to a future meeting in 2025 to allow time for the following recommendations of the Climate Change Advisory Committee to be implemented:

(i) The newly formed Climate Change Advisory Committee should be included as a key stakeholder in the ongoing consultation process on Green Building Standards before bringing a final staff report to council

(ii) The Climate Change Advisory Committee, through the newly formed Technical & Governance and Buildings working group, collaborate with staff to address gaps identified in the draft Green Building Standards, including:

(1) The draft standards do not clearly outline a framework that phases in successively more stringent tiered standards over a fixed timeline with full transparency on future requirements to all stakeholders

(2) The draft standards do not outline emissions limits that are sufficient to require new buildings to transition to efficient, low-emissions technology now or in the future

(3) The draft standards do not align with Hamilton's Climate Action Strategy to achieve net-zero by 2050 and instead allow for significant fossil fuel lock-in to occur

(b) That the Climate Change Advisory Committee, including the Co-chairs and members of the Technical & Governance and Buildings Working Groups be approved to delegate to an upcoming meeting of the Planning Committee on the Green Building Standards report.

Background

On March 27th, 2019, Hamilton City Council declared a Climate Change Emergency and subsequently approved the Hamilton Climate Action Strategy (HCAS) in August 2022 committing to a net-zero emission target by 2050. The HCAS calls for the City of Hamilton to enact net-zero aligned building and development standards, guidelines or policies as soon as possible to avoid the need for costly retrofits in the future. And, notably, the HCAS which is now City of Hamilton policy was not in place when the consultant report on Green Building Standards was prepared in early 2021. The Climate Change Advisory Committee and associated working groups were also not established at earlier points in the process of the Green Building Standards development.

Over the next 25 - 30 years, the population of the City of Hamilton is expected to grow from 584,000 in 2021 to at least 820,000 by 2051. Accommodating the increased population requires an estimated 110,000 housing units. If development continues business-as-usual, the emissions from buildings within the City of Hamilton would track upwards with the 40% rise in population. This would take Hamilton off track from our HCAS goals and drive the costs of retrofits needed even higher.

At the time of installation, efficient and low-emissions technologies like heat pumps are on cost parity with separate conventional appliances like a gas-burning furnace and AC unit. These more efficient technologies provide benefits to residents by lowering energy use and associated utility bills, and benefits to everyone in society by drastically reducing methane pollution and greenhouse gas emissions. If the opportunity during the construction phase is missed, the cost of retrofitting homes afterwards is prohibitively

expensive for the average household, and prohibitively expensive for the City of Hamilton to fund at scale through municipal incentives.

Municipal Green Development Standards have been adopted by Ontario municipalities since the mid-2000s. In 2006 the Town of East Gwillimbury implemented a green standard requiring Energy Star energy performance for all new residential development. Then in 2008 the City of Toronto advanced the Toronto Green Standards that identified the pathway for energy and emissions performance in all new buildings, making the standards mandatory in 2010. Since then, Toronto is on version 4 of the Toronto Green Standard and green standards have been adopted by: Vaughan, Brampton, Richmond Hill, Halton Hills, Markham, Whitby, Pickering, Ajax, Aurora, King Township, Caledon and Mississauga.

Green Standards identify the measures that a municipality has identified as a priority and bring them together into a comprehensive framework driving uptake and implementation of sustainability metrics through the development application review process. Developments that conserve energy and water, reduce greenhouse gas emissions, manage stormwater and maintain and protect green spaces reduce the burden on municipal infrastructure, defer the need for future retrofits and upgrades and lower municipal service delivery costs all while advancing numerous municipal policy priorities.

The leading best practices for Green Standards is to use a framework that phases in new measures over a transparent timeline, with more stringent limits beginning as voluntary and then becoming mandatory, typically after 2-3 years. This provides a clear step-by-step roadmap to all stakeholders that shows the full path of the planned transition to sustainable building practices, with clarity on what requirements to expect both now and in the future.

Providing a clear pathway to transition away from fossil fuels as efficiently as possible is an imperative not only at a local level, but across Canada, and globally. The UN has identified the fossil fuel methane, also known as “natural gas”, as being a key area of concern because it has a far greater near term impact accelerating climate change than carbon dioxide. While climate change discussions have long focused on carbon dioxide, the science shows that methane emissions account for 30-50% of all global warming to date. Because the half-life of methane is relatively short, the bulk of the methane emissions currently causing that outsized warming effect were emitted within the last 20 years. Similarly, reductions in methane emissions present the greatest opportunity to reduce the near-term impacts from climate change.

Another significant challenge is fossil fuel lock-in: it makes transitioning to sustainable solutions more expensive and challenging to implement. In February 2024, the City of

Hamilton unanimously passed the motion “Support for the Decision of the Ontario Energy Board to End the Gas Pipeline Subsidy” to express the City’s support for fiscally prudent and environmentally sustainable development practices that are priced appropriately to disincentivize future risk to residents, particularly the cost of stranded fossil-fuel assets coupled with the costs of retrofits.

Aligning Hamilton’s Green Building Standards with established municipal priorities, including HCAS and council term goals on sustainable development and transparency, provides an unparalleled opportunity for Hamilton to meet its commitments and realize these goals through policy, and deliver these results to residents without incurring additional costs.

Analysis / Rationale

The City of Toronto’s Green Standard framework uses a tiered process providing clarity and transparency to the development community on what present requirements are, what future requirements will be and the time frame for when those tiers will become mandatory. Hamilton has an opportunity to adopt Green Building Standards that advances similar leading practices and metrics. Hamilton also has the opportunity to respond to the development community by providing them choices for how they meet the requirements, including prescriptive options that provide pathways to compliance that do not cause additional administrative burdens.

The area of the draft standards that is of the greatest concern is the emissions requirements. Given that effective emissions limits of 3-5 kg CO2e/m2/yr are the estimated upper threshold to require buildings to transition from gas-burning space and water heating appliances to more efficient, low-emissions alternatives like heat pumps, the draft standards to not show a pathway to phasing out fossil fuels in new developments now or in the future. The desire of this committee is to see Hamilton’s Green Building Standards work in concert with HCAS to reduce the likelihood of locked-in fossil fuel use in new developments, especially when cost effective electrification opportunities are available during construction but the cost of retrofits to buildings remains prohibitively expensive.

Unlike the City of Toronto, Hamilton also faces added challenges around low-rise development that need to be addressed in Green Building Standards. Our urban boundary still contains areas for low density development to occur, and the emissions from this type of development over the coming years could be significant.

The role of the Climate Change Advisory Committee is to provide feedback from key stakeholders in the community to the City of Hamilton, especially around important policies like Green Building Standards which have highly significant impacts towards making Hamilton climate-ready.

The newly formed Technical & Governance and Buildings working groups would like to engage with the Hamilton Planning Department and other staff to explore opportunities and challenges associated with adopting more ambitious Green Building Standards that would seek to align us with municipal leaders like the City of Toronto and most importantly to keep the City of Hamilton on track to meet its HCAS commitments to the community.

Hamilton

WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

October 1, 2024

PED24114 –

City of Hamilton Green Building Standards (Urban Areas - City Wide)

Presented by: Mallory Smith & WSP

Introductions

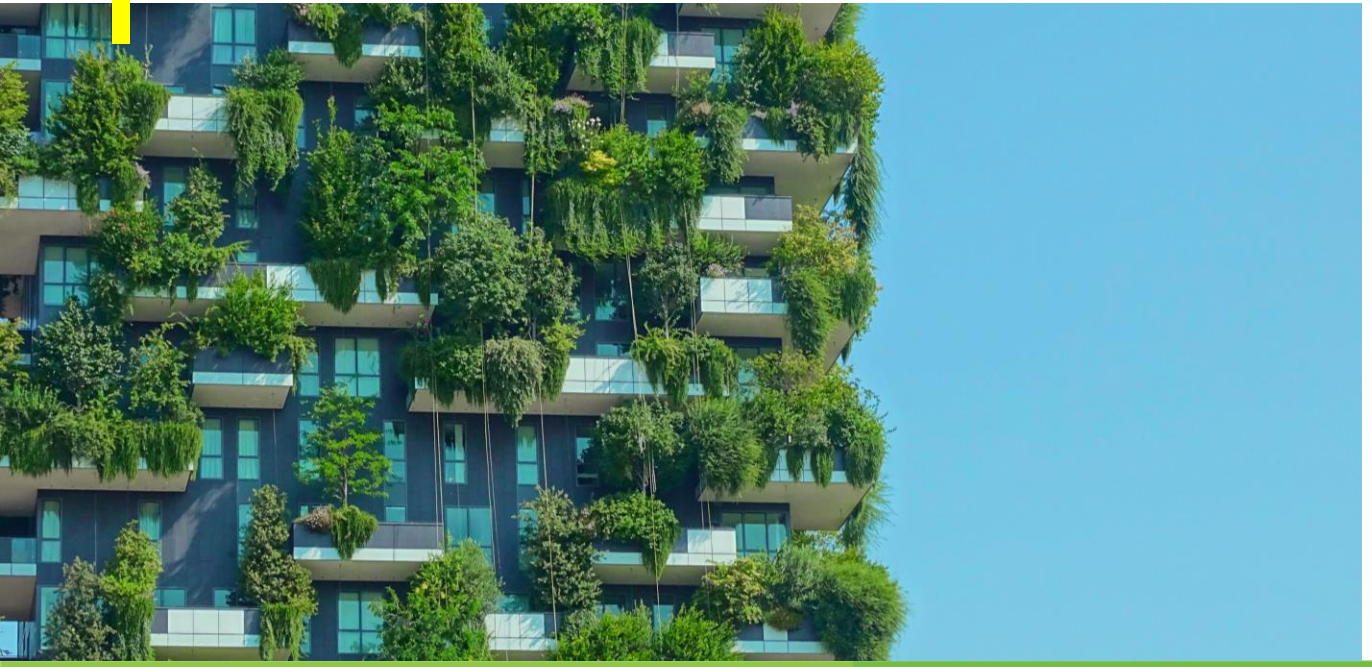
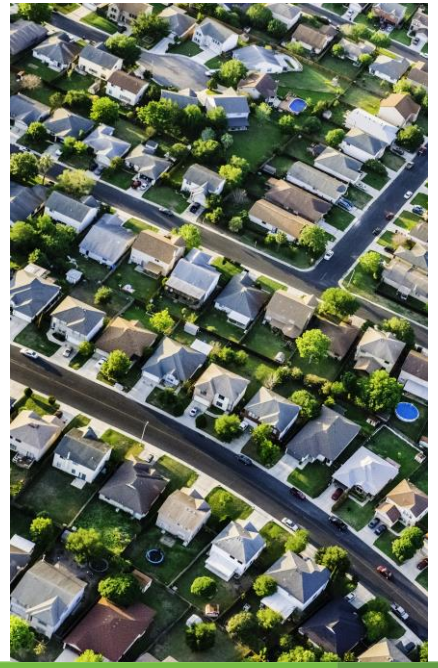
Mallory Smith
Planner I – Zoning By-law Reform

Jacqueline Da Rocha
Consultant Project Manager, WSP

Robert Rappolt
Consultant Planning & Engagement, WSP

Agenda

- Project High-level Overview
- Engagement
- What We Heard
- Green Building Standards
- Next Steps: Implementation & Incentives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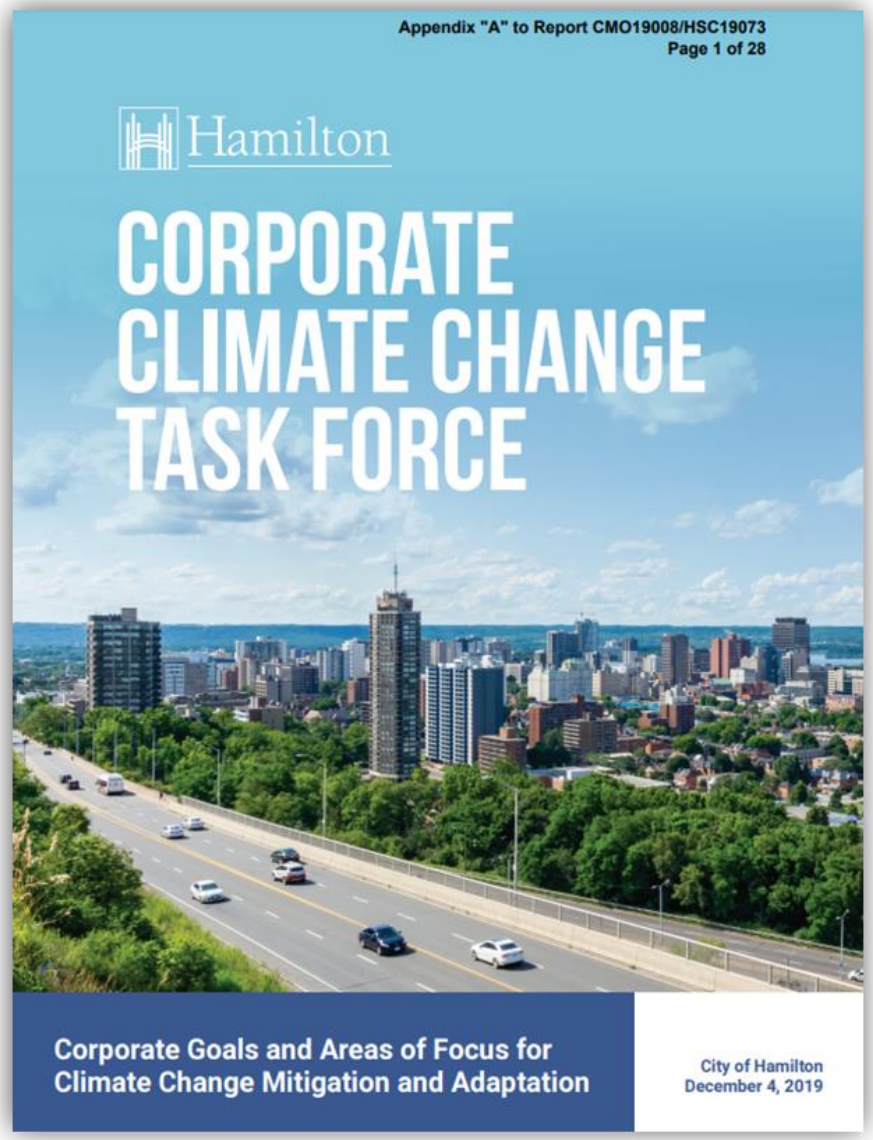


Goal 1: Buildings

To increase the number of new and existing high performance state-of-the-art buildings that improve energy efficiency and adapt to a changing climate.

Community

High Impact Actions	Areas of Focus for Further Work	Department Lead	Reporting Timeline
The City will work within its jurisdiction and authority to achieve a high level of environmental performance in future private sector construction.	Material reuse/recycling associated with demolitions.	Planning and Economic Development	Initiate: 2020 Report: Annually
	Information materials and best practice guidelines related to green building practices.	Planning and Economic Development	Initiate: 2020 Report: Annually
	Eligibility of climate change-related property improvements as part of existing financial incentive programs.	Planning and Economic Development	Initiate: 2020 Report: Annually
	Minimum environmental performance requirements for eligibility for existing financial incentive programs.	Planning and Economic Development	Initiate: 2020 Report: Annually
	Development fees and potential fee rebates for green development.	Planning and Economic Development	Initiate: 2020 Report: Annually
	Award/recognition programs for green development.	Planning and Economic Development	Initiate: 2020 Report: Annually

Hamilton's Climate Action Strategy

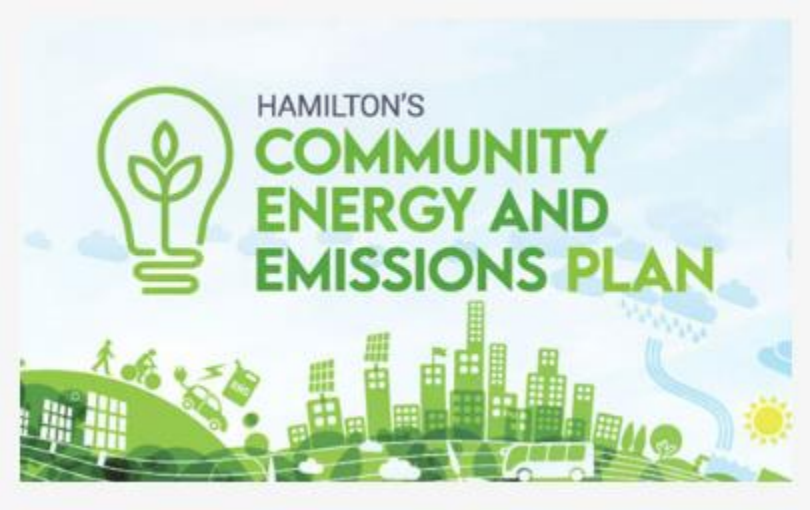
Hamilton’s Climate Action Strategy is the City’s next evolution in the response to the Climate Change Emergency Declaration. Approved in August 2022, there are several actions the City, and broader community, continue to undertake to accelerate Hamilton’s transition to a prosperous, equitable, resilient post-carbon City.

Central to environmental sustainability and climate resiliency is changing how the City works and advancing municipal climate policy to make a positive difference on the organization and the community. Hamilton’s Climate Action Strategy advances the City’s response to the Climate Change Emergency Declaration and consists of two major streams:

Climate Mitigation: reduction of greenhouse gases

Climate Adaptation: decreasing impacts and preparing for unavoidable impacts of a changing climate

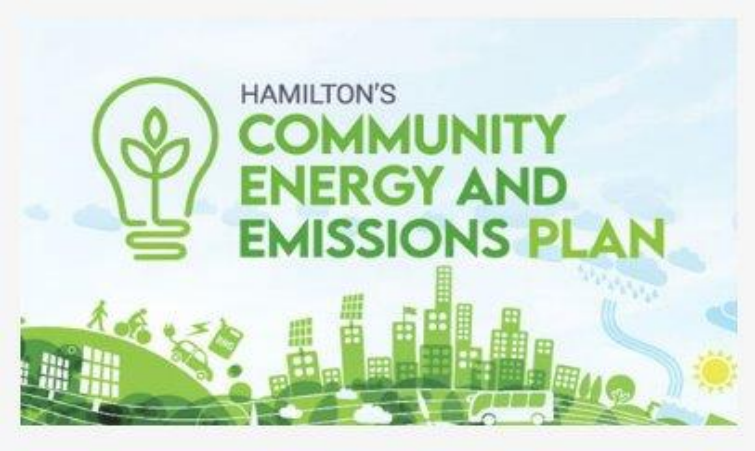
Hamilton's Climate Action Strategy



Community Energy & Emissions Plan
The Community Energy and Emissions Plan (CEEP) addresses climate mitigation, that is, the reduction of greenhouse gases.

Climate Change Impact Adaptation Plan
The Climate Change Impact Adaptation Plan (CCIAP) addresses climate adaptation, that is, decreasing impacts and preparing for unavoidable impacts of a changing climate.

Background



Community Energy & Emissions Plan

The Community Energy and Emissions Plan is a long-term plan to meet Hamilton's future energy needs while improving energy efficiency, reducing greenhouse gas (GHG) emissions and fostering local sustainable and community-supported energy solutions. The plan includes every aspect of city-wide energy use and GHG emissions, from homes to transportation to industry to waste.

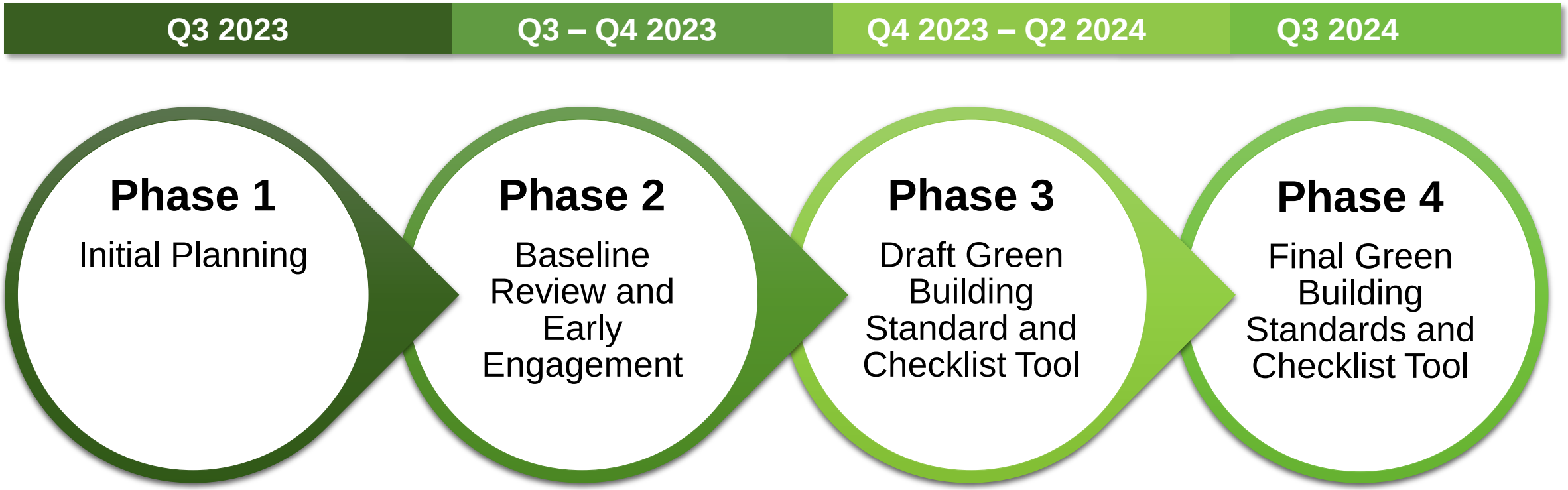
In 2019, Council declared a Climate Change Emergency and directed staff to identify and investigate actions to achieve net-zero carbon emissions by 2050. ReCharge Hamilton is a Community Energy and Emissions Plan (CEEP) that lays out a major component of the City's strategy for responding to the climate emergency.

TRANSFORMATION 2: Transforming Our Buildings

Background


Appendix "A" to Report PED22185
Page 1 of 17
CITY OF HAMILTON
SUSTAINABLE BUILDING AND DEVELOPMENT GUIDELINES
PHASE 1 - LOW DENSITY RESIDENTIAL USES
BACKGROUND RESEARCH REPORT
DRAFT

Project Scope and Timeline

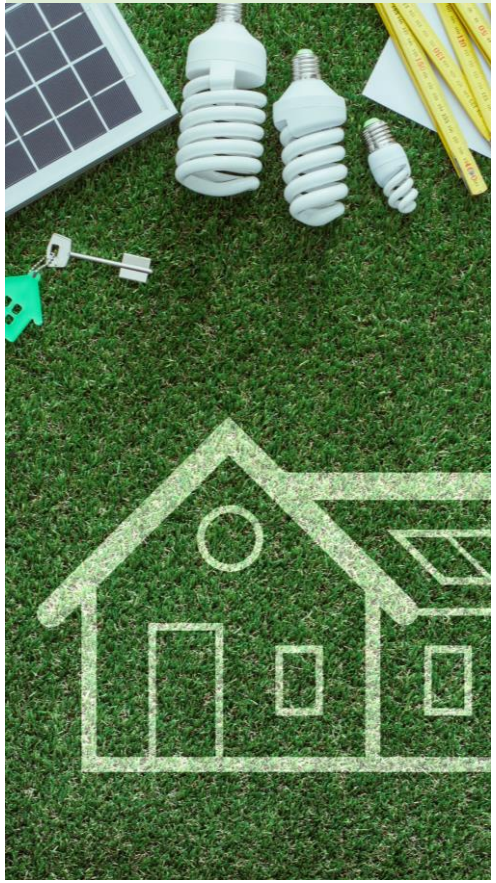


Engagement Overview

Engagement Overview

Q3 2023

Phase 1
Initial Planning



Q3 – Q4 2023

Phase 2
Baseline Review and Early Engagement

1. Two in-person focus groups, one with City staff, and a second with City staff, developers and builders, community organizations, and post-secondary institutions.

Q4 – Q1 2024

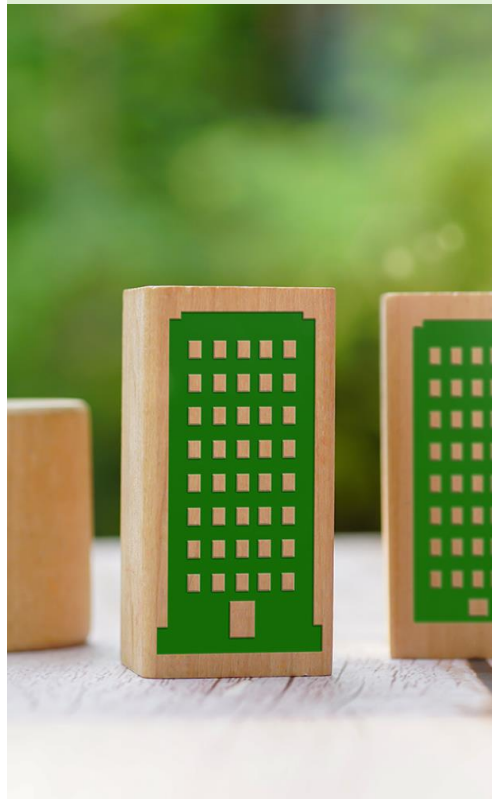
Phase 3
Draft Green Building Standard and Checklist Tool

2. One virtual workshop with City staff focused on implementation of the GBS.
3. One workshop with interested parties in the development industry.
4. One virtual public open house.
5. A dedicated Engage Hamilton GBS engagement project page.
6. Two online surveys conducted on the Engage Hamilton GBS project page.

7. Additional one-on-one meetings with City staff working in various departments and with different subject matter expertise

Q2 2024

Phase 4
Final Green Building Standards and Checklist Tool



Engagement Highlights

By the numbers

Dedicated project webpage on Engage Hamilton

Two in-person focus groups with City staff, developers, builders, community organizations and post-secondary institutions

One virtual workshop with City staff focused on implementation

One workshop with interested parties from the development and builder industry

Two online surveys conducted through the dedicated project webpage

Various meetings with City staff from various departments and disciplines

58 participants in the virtual public open house

120+ participants in the public survey

1000+ webpage visits

WWH Informed the GBS

PUBLIC PARTICIPATION GOAL	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives and/or solutions.	To obtain public feedback on analysis, alternatives and/or decision.	To work directly with the public throughout the process to ensure that public concerns and aspirations aro consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input Influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice & recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

INCREASING IMPACT ON THE DECISION

IAP2 Canada / AIP2 Canada - Pillars of P2

What We Heard

1 It is important that the GBS is aligned and coordinated with other City-led projects and initiatives to achieve and realize sustainability and climate objectives and targets.

2 The GBS should be inspired by standards for development in other municipalities and best practices for climate resilient and sustainable development, while uniquely tailored to the context in Hamilton.

3 The GBS must balance different priorities for various interested parties including the City, the development industry, community partners, and the public.

4 The metrics must be realistic and achievable to advance the City's sustainability priorities while balancing continued growth and development that contributes to new housing opportunities and employment.

5 There are many different environmental related priorities that may be advanced through the GBS, including a focus on clean air and water, climate change adaptation, waste reduction, adaptive re-use, bird-friendly development, dark sky compliance, and drought tolerant and native plant species, among others.

6 Incentivising the GBS is an important consideration for implementation, in particular to achieve the Tier 2 Metrics, which are voluntary.

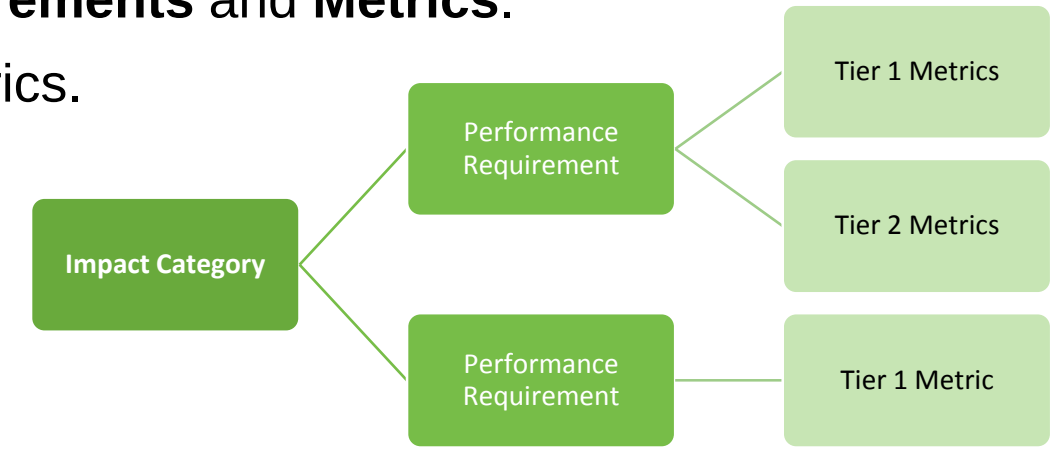
7 Clarity, simplicity, and flexibility of the GBS is important for effective interpretation, administration, and implementation for both the City and the development industry.

8 The GBS should be regularly reviewed and updated to ensure it remains relevant and responsive to Hamilton's sustainability priorities.

Green Building Standard

GBS Overview

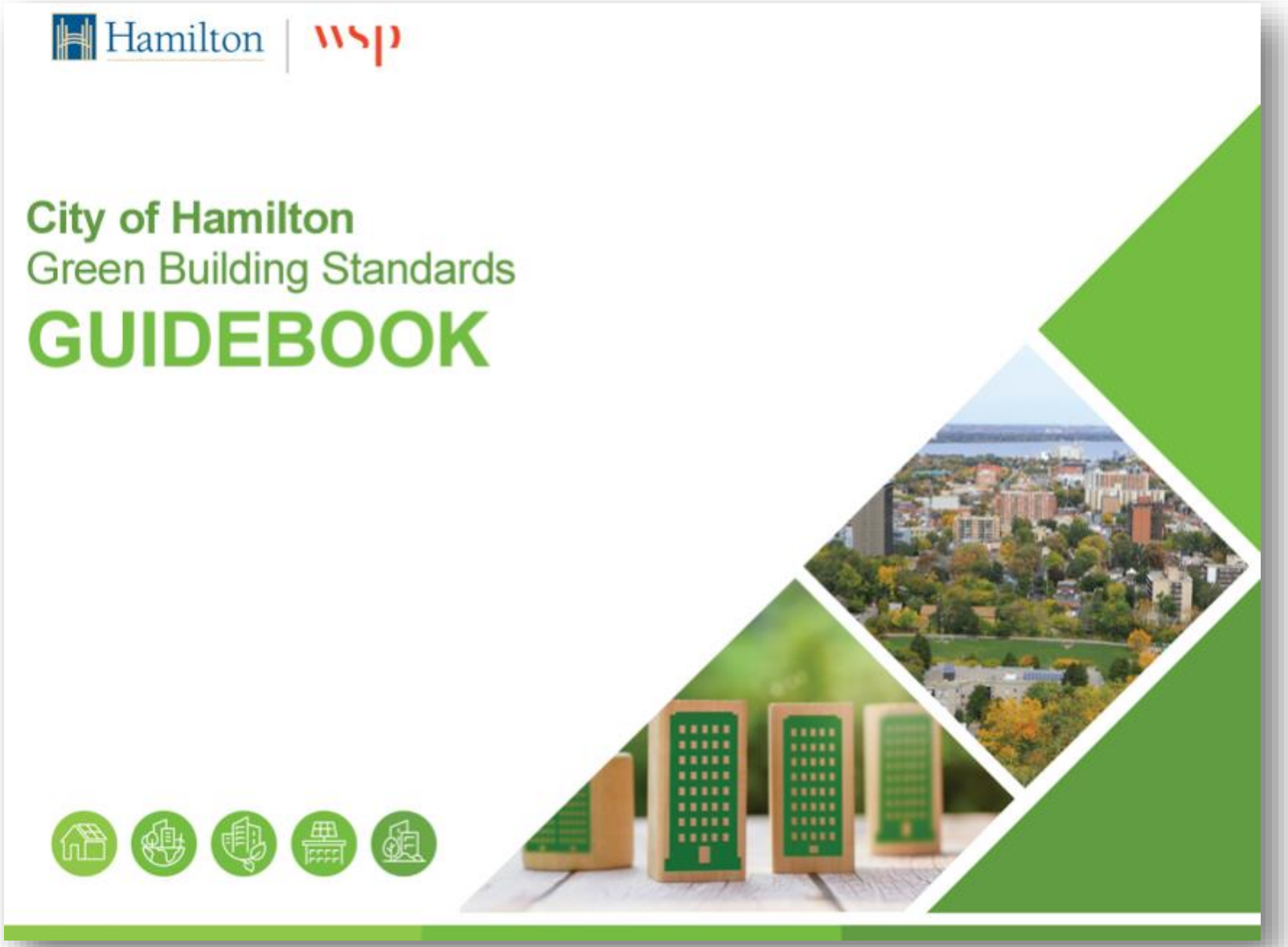
- The City-Wide GBS is intended to apply to all **site plan** and **plan of subdivisions** applications within the City of Hamilton urban area.
- Compliance with the GBS is expected for all new Part 3 and Part 9 building types, including:
  - Low-Density Residential;
  - Medium and High-Density Residential;
  - Mixed-Use;
  - Institutional;
  - Commercial; and
  - Industrial development.
- Consists of **Impact Categories**, **Performance Requirements** and **Metrics**.
- Includes **Tier 1** (mandatory) and **Tier 2** (optional) metrics.



GBS Impact Categories

Energy and Carbon	Ecology and Biodiversity	Water	Waste Management and Materials	Community and Urban Design
Energy Performance	Native Species Planting	Reduced Water Use	Construction Waste Reduction and Management	Promotion of Public and Active Transportation
Embodied Carbon	Tree Planting	Benchmarking and Reporting	Operational Waste Reduction and Management	Services within Walking Distance
Refrigerant Leakage	Bird-Friendly Design	Water Metering	Material Reuse	Bicycle Facilities
Building Resilience	Light Pollution	Stormwater Management		Accessible Design
On-Site Renewables	Climate Positive Design			Urban Agriculture
District Energy				Heat Island Effect
Building Systems Commissioning				Community Sustainability Outreach
Air Tightness Testing				Celebration of Heritage and Culture
Energy Metering				
Benchmarking and Reporting				
Electric Vehicle Charging Infrastructure				
E-Bike Charging Infrastructure				

Green Building Standard Guidebook



Purpose

- Provides applicants with necessary information to comply with the GBS
- Informs the public on the specific requirements of the GBS
- Resource for City of Hamilton staff when reviewing GBS Applications

Green Building Standard Guidebook

Example

EB3 BIRD-FRIENDLY DESIGN

Intent: To prevent fatal collisions of birds with buildings.

Item #	Tier	Applicability	Metrics	Documentation	Details
EB3.1	Tier 1	All	• Design in accordance with the guidelines laid out in the Canadian Standards Association's (CSA) Bird-Friendly Building Design Standard A460[1]. • Use a combination of Bird-Friendly Design strategies to treat at least 90% of the exterior glazing including transparent railings and barriers) located within the first 16 metres of the building above grade or to the height of the mature tree canopy, whichever is greater. Visual markers on the glass must meet the CSA Bird-Friendly Building Design Standard A460 guidelines[1,2]. • Where there is glazing adjacent to green roofs and/or other rooftop vegetation, the bird collision mitigation strategy shall be applied to a height of 4 m from the surface of the green roof or the height of the adjacent mature vegetation, whichever is greater. • Eliminate all fly-through effects (e.g., glass corners, parallel glass) and other traps from building design or use specified bird-safe glass or integrated protection measures.	**SPA Submission** • Elevation drawings demonstrating the location of bird-friendly strategies and calculations demonstrating metric requirements will be achieved. • Details or specifications and drawings indicating treated area, type of treatment, density of visual markers, etc.	1. Refer to the CSA Bird-Friendly Design Standard A460 for detailed requirements. 2. Bird-Friendly Design Strategies may include: o Visual patterns on glass o Visual markers provided on the glass of proposed buildings with spacing no greater than 50 millimeters by 50 millimeters o Window films o Fenestration patterns 3. In April 2022, the City of Hamilton became the 6th certified Bird Friendly City in Canada. As part of this commitment, the City has as taken steps to reduce threats to wild birds, conserve bird habitat, and educate the public about birds.
EB3.2	Tier 1	All	• Ground-level ventilation grates have a porosity of less than 20 mm X 20 mm (or 10 mm X 40 mm).	**SPA Submission** • Site plan, or other documentation indicating the location and porosity of any ground-level ventilation grates.	

Green Building Standard Guidebook

Item #: For quick reference to specific requirement

Item #	Tier	Applicability	Metrics	Documentation	Details
EB3.1	Tier 1	All	• Design in accordance with the guidelines laid out in the Canadian Standards Association's (CSA) Bird-Friendly Building Design Standard A460[1]. • Use a combination of Bird-Friendly Design strategies to treat at least 90% of the exterior glazing including transparent railings and barriers) located within the first 16 metres of the building above grade or to the height of the mature tree canopy, whichever is greater. Visual markers on the glass must meet the CSA Bird-Friendly Building Design Standard A460 guidelines[1,2]. • Where there is glazing adjacent to green roofs and/or other rooftop vegetation, the bird collision mitigation strategy shall be applied to a height of 4 m from the surface of the green roof or the height of the adjacent mature vegetation, whichever is greater. • Eliminate all fly-through effects (e.g., glass corners, parallel glass) and other traps from building design or use specified bird-safe glass or integrated protection measures.	**SPA Submission** • Elevation drawings demonstrating the location of bird-friendly strategies and calculations demonstrating metric requirements will be achieved. • Details or specifications and drawings indicating treated area, type of treatment, density of visual markers, etc.	1. Refer to the CSA Bird-Friendly Design Standard A460 for detailed requirements. 2. Bird-Friendly Design Strategies may include: ○ Visual patterns on glass ○ Visual markers provided on the glass of proposed buildings with spacing no greater than 50 millimeters by 50 millimeters ○ Window films ○ Fenestration patterns 3. In April 2022, the City of Hamilton became the 6th certified Bird Friendly City in Canada. As part of this commitment, the City has as taken steps to reduce threats to wild birds, conserve bird habitat, and educate the public about birds.
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Green Building Standard Guidebook

Tier: Tier 1 (Mandatory) or Tier 2 (Optional)

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Green Building Standard Guidebook

Applicability: indicates development types required to meet specific metric (Part 3, Part 9, or All)

Item #	Tier	Applicability	Metrics	Documentation	Details
EB3.1	Tier 1	All	• Design in accordance with the guidelines laid out in the Canadian Standards Association's (CSA) Bird-Friendly Building Design Standard A460[1]. • Use a combination of Bird-Friendly Design strategies to treat at least 90% of the exterior glazing including transparent railings and barriers) located within the first 16 metres of the building above grade or to the height of the mature tree canopy, whichever is greater. Visual markers on the glass must meet the CSA Bird-Friendly Building Design Standard A460 guidelines[1,2]. • Where there is glazing adjacent to green roofs and/or other rooftop vegetation, the bird collision mitigation strategy shall be applied to a height of 4 m from the surface of the green roof or the height of the adjacent mature vegetation, whichever is greater. • Eliminate all fly-through effects (e.g., glass corners, parallel glass) and other traps from building design or use specified bird-safe glass or integrated protection measures.	**SPA Submission** • Elevation drawings demonstrating the location of bird-friendly strategies and calculations demonstrating metric requirements will be achieved. • Details or specifications and drawings indicating treated area, type of treatment, density of visual markers, etc.	1. Refer to the CSA Bird-Friendly Design Standard A460 for detailed requirements. 2. Bird-Friendly Design Strategies may include: ○ Visual patterns on glass ○ Visual markers provided on the glass of proposed buildings with spacing no greater than 50 millimeters by 50 millimeters ○ Window films ○ Fenestration patterns 3. In April 2022, the City of Hamilton became the 6th certified Bird Friendly City in Canada. As part of this commitment, the City has as taken steps to reduce threats to wild birds, conserve bird habitat, and educate the public about birds.
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Green Building Standard Guidebook

Metrics: complete description of a compliance

Item #	Tier	Applicability	Metrics	Documentation	Details
EB3.1	Tier 1	All	• Design in accordance with the guidelines laid out in the Canadian Standards Association's (CSA) Bird-Friendly Building Design Standard A460[1]. • Use a combination of Bird-Friendly Design strategies to treat at least 90% of the exterior glazing including transparent railings and barriers) located within the first 16 metres of the building above grade or to the height of the mature tree canopy, whichever is greater. Visual markers on the glass must meet the CSA Bird-Friendly Building Design Standard A460 guidelines[1,2]. • Where there is glazing adjacent to green roofs and/or other rooftop vegetation, the bird collision mitigation strategy shall be applied to a height of 4 m from the surface of the green roof or the height of the adjacent mature vegetation, whichever is greater. • Eliminate all fly-through effects (e.g., glass corners, parallel glass) and other traps from building design or use specified bird-safe glass or integrated protection measures.	**SPA Submission** • Elevation drawings demonstrating the location of bird-friendly strategies and calculations demonstrating metric requirements will be achieved. • Details or specifications and drawings indicating treated area, type of treatment, density of visual markers, etc.	1. Refer to the CSA Bird-Friendly Design Standard A460 for detailed requirements. 2. Bird-Friendly Design Strategies may include: ○ Visual patterns on glass ○ Visual markers provided on the glass of proposed buildings with spacing no greater than 50 millimeters by 50 millimeters ○ Window films ○ Fenestration patterns 3. In April 2022, the City of Hamilton became the 6th certified Bird Friendly City in Canada. As part of this commitment, the City has as taken steps to reduce threats to wild birds, conserve bird habitat, and educate the public about birds.
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Green Building Standard Guidebook

Documentation: submittal to be provided at Draft Plan of Subdivision, Site Plan or Post-Construction

Item #	Tier	Applicability	Metrics	Documentation	Details
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Green Building Standard Guidebook

Details: guidance and links to external resources and related City of Hamilton references

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Green Building Standard Checklist

Example

Purpose

- Applicant to complete with information to demonstrate compliance with the GBS
- Support City of Hamilton staff when reviewing for compliance with GBS Applications

Green Building Standard Checklist

Met: applicant to indicate if they met the requirements (Y/N) or if it is not applicable (N/A)

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					SPA Submission	Post Construction Submission	
EC2.1	Tier 1	Part 9	• Conduct a Materials Emissions Assessment using BEAM (Building Emissions Accounting for Materials tool), or an equivalent tool, to measure A1-A3, stage emissions for all structural, enclosure, and major finishes (cladding, flooring, ceilings, interior wall sheathing).	-	☐ An Embodied Carbon report declaring the materials that are anticipated to be used and the estimated total embodied carbon emissions of these materials.		
EC2.2	Tier 1	Part 3	• Conduct a whole building life cycle assessment (LCA) of the building's structure and envelope in accordance with the CaGBC Zero Carbon Building Standard v3 methodology. Report embodied carbon for the following life cycle stages: A1-A5, B1-B5, and C1-C4.	-	☐ An Embodied Carbon report declaring the materials that are anticipated to be used and the estimated total embodied carbon emissions of these materials.		
EC2.3	Tier 2	All	• Demonstrate a minimum 5% reduction in embodied carbon compared to a baseline building.	-	☐ An Embodied Carbon report declaring the materials that are anticipated to be used, the estimated total embodied carbon emissions of these materials, and the achieved embodied reduction compared to a baseline building.		

Green Building Standard Checklist

Documentation: check box for each required submittal to be provided at Draft Plan of Subdivision, Site Plan or Post-Construction

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
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Green Building Standard Checklist

Comments: open text space for applicant to provide a brief description of compliance

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EC2.3	Tier 2	All	• Demonstrate a minimum 5% reduction in embodied carbon compared to a baseline building.	-	☐ An Embodied Carbon report declaring the materials that are anticipated to be used, the estimated total embodied carbon emissions of these materials, and the achieved embodied reduction compared to a baseline building.		

Next Steps: Implementation & Incentives

Next Steps: Implementation & Incentives

In 2025 staff will return to Planning Committee with a plan for implementation.

Conversations with interested parties and staff will continue to inform the implementation plan.

A 2 year 'pilot' period will act as a period of increased monitoring to inform updates to the implementation process and the Green Building Standards.

Incentives will be explored through the implementation plan process.

Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE