




**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
Planning Division

<b>TO:</b>	Chair and Members Planning Committee
<b>COMMITTEE DATE:</b>	October 1, 2024
<b>SUBJECT/REPORT NO:</b>	Green Building Standards (PED24114) (Urban Areas – City Wide)
<b>WARD(S) AFFECTED:</b>	Urban Areas – City Wide
<b>PREPARED BY:</b>	Mallory Smith (905) 546-2424 Ext. 1249
<b>SUBMITTED BY:</b>	Anita Fabac Acting Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

- (a) That the Green Building Standards Final Report attached as Appendix “A” to Report PED24114, be endorsed;
- (b) That the Green Building Standards Guidebook attached as Appendix “A” to Report PED24114, be endorsed;
- (c) That the Green Building Standards Baseline Review Report attached as Appendix “A” to Report PED24114, be received;
- (d) That Planning and Economic Development Department staff be directed to develop an Implementation Plan for the Green Building Standards, including the review of financial incentives through Community Improvement Plans, and report back to General Issues Committee in Q1 of 2025;
- (e) That the Green Building Standards be implemented as a two year Pilot Project and that staff report back to the Planning Committee in Q1, 2026 with an update on the outcomes and future recommendations.

- (f) That Item 22S, public consultation on sustainable building and development guidelines for low density residential uses, be removed from the Outstanding Business List.

## **EXECUTIVE SUMMARY**

The purpose of the Green Building Standards is to improve the environmental performance of new industrial, commercial, institutional, and residential development within the urban areas of the city. The Green Building Standards will be applied to all new industrial, commercial, institutional, and residential development within the urban areas under the following condition:

- Where an application is made under the *Planning Act* for a Plan of Subdivision or is subject to the City of Hamilton Site Plan Control By-law.

**Note:** As a result of amendments to the *Planning Act* through Bill 23, projects with 10 or fewer residential units are not subject to Site Plan Control. As a result, the Green Building Standards will not apply to low density residential developments of less than 10 units.

The Green Building Standards will include an assessment tool to form part of the submission requirements for Site Plan and Plan of Subdivision applications. The assessment tool and accompanying Guidebook are attached as Appendix “A” to Report PED24114.

The Green Building Standards will aid in evaluating development applications through the lens of sustainability, energy, and climate resilience, by providing performance requirements across a range of Impact Categories for buildings and site design. The development of the Green Building Standards was informed by City of Hamilton’s current sustainability initiatives and priorities, engagement with interested parties, and provincial and local policy and regulations.

The Green Building Standards are grouped into five Impact Categories. Impact Categories are broad themes that help to organize the Performance Requirements.

The five overarching Green Building Standards Impact Categories are:

- **Energy & Carbon:** Promotes energy-efficient buildings that lower operating costs, reduce greenhouse gas emissions, and improve building resilience;
- **Ecology & Biodiversity:** Preserves, restores, and enhances the natural environment within the development area;
- **Water:** Reducing potable water use for indoor and outdoor water uses, water metering, and rainwater management;
- **Waste Management & Materials:** Reducing waste generation during construction and the operational phases of development; and,
- **Community & Urban Design:** Promotes a sense of place by preserving heritage and cultural features, local food production, healthy practices, and inclusion. This Impact

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Category includes educating residents on sustainability features in their community.

Each Impact Category includes several Performance Requirements. Performance Requirements include metrics and criteria to be achieved to support the intent of the Impact Category. The metrics are categorized as either Tier 1 (mandatory), or Tier 2 (optional). Some metrics have a Tier 1 and a Tier 2 level of compliance, while others may have just one tier of compliance. The Impact Categories are explained in detail within the Final Report, attached as Appendix “A” to Report PED24114.

The Green Building Standards align with the stated goals of the City’s Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation which was presented in December 2019 to the Corporate Climate Change Task Force through Report CMO19008/HSC19073. Goal 1 of the Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation is 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. The high impact action associated with that goal is for the city to work within its jurisdiction to achieve a high level of environmental performance in future private sector construction. The goal identifies six areas of focus for further work, including, to produce information materials and best practice guidelines related to green building practices. The Green Building Standards (GBS) is an implementation tool of the City’s Climate Action Strategy, which was adopted by Council in August 2022 through Report CM22016/PED22058(a)/HSC22030(a).

The Green Building Standards are aligned with multiple objectives identified by the city through various plans and strategies, including the Urban Hamilton Official Plan, and as such, the Green Building Standards play an important role in guiding the development and evolution of Hamilton’s communities.

**Alternatives for Consideration – See Page 13**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: Will report back with any Financial and Staffing needs when staff bring forward the implementation plan and financial incentives in Q1 2025.

Staffing: Will report back with any Financial and Staffing needs when staff bring forward the implementation plan and financial incentives in Q1 2025.

Legal: N/A

**HISTORICAL BACKGROUND**

In October 2015, Council endorsed “Taking Action on Climate Change in Hamilton – A

Community Plan”. In 2019, Council further expanded its commitment to climate action by adopting a Climate Emergency Declaration and directing staff to identify actions to achieve net-zero carbon emissions before 2050. In 2019, the City’s Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation was presented to the Corporate Climate Change Task Force through Report CMO19008/HSC19073. Goal 1 of the Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation was 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. The goal identifies six areas of focus for further work, including, to produce information materials and best practice guidelines related to green building practices.

In December 2020, the City retained WSP Canada Inc. (WSP) to establish a set of criteria for the evaluation of low density residential development proposals against the objectives of achieving sustainable and resilient communities that reduce greenhouse gas (GHG), carbon emissions, and decrease energy usage and water consumption. The Report was titled “Sustainable Building and Development Guidelines Phase 1 – Low Density” and was presented to Planning Committee on September 6, 2022 (PED22185).

In August 2022, Council endorsed the Climate Change Impact Adaptation Plan and the Community Energy and Emissions Plan (PED22058(a)), which comprised Hamilton’s Climate Action Strategy for achieving the goal of net-zero carbon emissions by 2050. One of the recommendations of the Community Energy and Emissions Plan was the development of a Green Building Standard.

At the direction of Planning Committee, the project plan expanded the scope to include all residential, industrial, commercial, and institutional uses. The project was rebranded as the “Green Building Standards”. The Green Building Standards is an implementation tool for the policies and recommendations of both the Community Energy and Emissions Plan and the City’s Climate Action Strategy. In summer of 2023 WSP was retained to continue work on the expanded scope of the project. The project team has since continued to develop the Green Building Standards including a review of other municipalities’ standards, City of Hamilton’s strategic goals and the unique policy framework, and consultation. A baseline review and background report that was framed by City of Hamilton policy and conversations with staff, attached as Appendix “A” to this report, launched the beginning of the Green Building Standards project.

Following the baseline report, the next phase included workshops with city staff, the development industry, and interested parties including environmental advocacy groups and framed the impact categories and performance metrics of the project. The next phase refined the performance metrics, continued consultation, and included public feedback. Consultation was commenced on the Green Building Standards project with the purpose of educating the public on the purpose of the project, confirming the direction of the project and the impact categories, confirming the performance metrics, and engaging with the development industry for opportunities and challenges related to the project.

A full review of the work that led to the completion of the Green Building Standards is found in the Background Review and the Final Report, attached as Appendix “A” to Report PED24114.

The Green Building Standards are an implementation tool that utilizes the policy direction and goals of the aforementioned documents to form performance requirements that will be applied to new developments to help achieve the City’s climate action goals. The Green Building Standards are a product of the research, work, and consultation that went into producing the goals and policies of the City’s various efforts to combat climate change and offer a tangible way to implement the efforts of that work moving forward.

The Green Building Standards represent one of the most tangible ways for the city to direct and influence more sustainable community development practices. While the City’s Urban Hamilton Official Plan establishes broad sustainable policy direction, the Green Building Standards should be considered an important implementation tool, along with other land use planning instruments, such as the City’s Zoning By-laws. The Green Building Standards afford the city an opportunity to address a breadth of emerging challenges associated with development, such as public health, climate change, energy, and resource use.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

### **1.0 Provincial Policy Framework**

The Provincial Policy Statement (2020) affirms that planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which promote design and orientation which maximizes energy efficiency and conservation and considers the mitigating effects of vegetation and green infrastructure.

One of the Guiding Principles of the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) is to integrate climate change considerations into planning and managing growth such as planning for more resilient communities and infrastructure, which are adaptive to the impacts of a changing climate and moving towards environmentally sustainable communities by incorporating approaches to reduce greenhouse gas emissions. A goal set in the Growth Plan is to 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.

The Growth Plan provides direction for development, infrastructure planning and the protection of resources in the context of growth management. Broadly, issue areas include complete communities, compact urban form, growth management, and greenfield density and intensification minimum targets, a number of which are addressed through the City’s Official Plans. The City’s Green Building Standards can advance the City’s land use planning framework to further implement and conform to the Growth Plan by:

- Addressing the environmental design associated with encouraging complete communities;
- Supporting and encouraging intensification and mixed-use development;
- Providing mechanisms for residents and visitors to access and use alternative and active forms of transportation;
- Supporting the City’s transition toward a next-zero community;
- Implementing low impact development (LID); and,
- Protecting natural and cultural heritage, agriculture, and water resource systems.

The Green Building Standards align with environmental policies within the Growth Plan through encouraging built forms that improve resiliency, increase energy efficiency, and prioritize environmental design.

## **2.0 Urban Hamilton Official Plan**

The Urban Hamilton Official Plan includes policies that encourage the reduction of greenhouse gases and the increase of energy efficient development. Chapter B of the Urban Hamilton Official Plan supports energy efficient and environmental designed development through a number of policies.

In Volume 1, Policy B.1.2, the City establishes the urgent need to respond to the impacts of a changing climate, referencing the Climate Emergency declaration and establishing a goal of achieving net zero carbon emissions by 2050. Several goals and policies of the Urban Hamilton Official Plan both directly and indirectly contribute to improvement of air quality, the reduction of greenhouse gas emissions, minimizing vulnerability to climate impacts, and other climate related actions that are closely aligned with the City’s Green Building Standards, including:

- Promoting compact, mixed use urban communities;
- Integrating the transportation network to include all modes of transportation;
- Promoting active transportation, including walking, and cycling, and the use of public transit;
- Achieving a natural heritage ecosystem through the protection and enhancement of natural heritage features and functions;
- Implementing urban design features to support sustainable development;
- Enhancing vegetative cover; and,
- Reducing the heat island effect through the use of reflective roofs, green roofs, natural landscaping, and increasing the tree canopy.

Volume 1, Policy B.3.7 states that the City shall support energy efficient and environmental designed development through approval of planning applications, including applications for zoning by-law amendments, site plan approval, and plans of subdivision or condominium, as appropriate.

This section of the Urban Hamilton Official Plan also provides direction to respond to the impacts of a changing climate. This includes direction for the City to establish and update Sustainable Building and Development Guidelines (Policy B.3.7.3) and includes a comprehensive list of energy efficient and environmental design considerations through Policy B.3.7.2 that should be considered as part of the Green Building Standards. Given the relevance and importance of this policy to the development of the Standards, a comprehensive list of the design considerations included in Policy B.3.7.2 is provided below:

- Use of third-party certification and rating systems (e.g., Leadership in Energy and Environmental Design (LEED));
- Renewable energy or alternative energy systems;
- Cogeneration energy systems;
- Green roofs, reflective roofs, or other design interventions to minimize building heat loss and capture or retain solar heat;
- Building orientation to maximize solar or wind energy;
- Building design that encourages use of active transportation, transit, and alternative fuel and energy conserving vehicles;
- Energy conservation initiatives (e.g., energy demand management);
- Water and stormwater conservation or management practices;
- Low Impact Development techniques;
- Building conservation and adaptive reuse;
- Designs that facilitate cooperation or joint energy efficiency between development;
- Use of locally sourced and reclaimed building materials to reduce embodied carbon; and,
- Other environmental development standards that encourage energy efficiency and environmental design.

Through the Green Building Standards, there is an opportunity to implement and reflect various standards for new development that are responsive to the planned form and function for different contexts within the city. At the same time, policies established in the Urban Hamilton Official Plan that apply City-wide recognize shared benefits that can be achieved by setting a standard for new development that is sustainable and responsive to the impacts of a changing climate. This provides a strong foundation for the development of Green Building Standards for new development in the City's urban areas.

### **3.0 Our Future Hamilton**

The Green Building Standards align with the City's Community Vision Statement (Our Future Hamilton), which includes advancing environmental sustainability and stewardship through the Clean and Green community priorities.

The extensive engagement undertaken during the development of Our Future Hamilton revealed that top priorities for Hamilton residents included:

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- The advancement of environmental responsibility and stewardship;
- The reduction of contribution to climate change;
- To strive to be a zero-waste community;
- The protection and improvement of water and air quality;
- The preservation and rehabilitation of the City’s natural ecosystems; and,
- The transition to more sustainable practices.

The Green Building Standards will assist the city in moving towards achieving these components of the Vision. The Impact Categories of the Green Building Standards align with and implement the Our Future Hamilton priorities.

#### **4.0 Biodiversity Action Plan (PED21065(d))**

The Biodiversity Action Plan is a collaborative initiative between local conservation community partners and the City of Hamilton. Community partner organizations involved in the Biodiversity Action Plan include, but are not limited to, the Hamilton’s Naturalists’ Club, Hamilton Conservation Authority, Cootes to Escarpment EcoPark System, and the Bay Area Restoration Council. Many other local organizations have been consulted in the development of the plan. The partner organizations have committed to working towards the vision of “A Hamilton that is resilient to climate change, celebrates nature and provides a healthy environment for all life”. The intention of the Biodiversity Action Plan is to coordinate the actions across the partner organizations that are needed to protect, restore, connect, and explore local biodiversity over the next five years.

The Biodiversity Action Plan organizes the required actions under seven key priorities, and identifies the lead organizations, supporting partners, and timeframes for initiation. The seven key priorities are:

- Key Priority 1: Administration and Governance;
- Key Priority 2: Evaluation and Monitoring;
- Key Priority 3: Long Term Protection and Connection;
- Key Priority 4: Education and Stewardship;
- Key Priority 5: Coordinated Invasive Species Management;
- Key Priority 6: Aquatic Habitat Restoration and Enhancement; and,
- Key Priority 7: Local Decision-Making.

The Green Building Standards incorporated elements of the Biodiversity Action Plan into its development, including metrics for native species planting requirements, standards that protect biodiversity including plant, bird, and pollinator populations, and enhancement of on-site stormwater management practices.



## **RELEVANT CONSULTATION**

The engagement tactics and approaches leveraged by the Project Team throughout the course of the project were:

- Two in-person focus groups, one with City staff from various departments, and a second with City staff, developers and builders, community organizations, and post-secondary institutions;
- One virtual workshop with City staff focused on implementation of the Green Building Standards;
- One workshop with interested parties in the development industry;
- One virtual public open house;
- Two public surveys conducted on the Engage Hamilton Project Page; and,
- Additional one-on-one meetings with City staff from various departments and with different subject matter expertise.

A detailed summary of all engagement and consultation undertaken for the Green Building Standards during the engagement period launched in October 2023, is found in the Consultation Summary Report in the Final Report prepared by WSP Canada Inc., attached as Appendix “A” to Report PED24114. The Consultation Summary Report describes all communications and engagement activities undertaken and reports back on “what we heard” over the course of the engagement period.

The feedback gathered through the engagement tactics was used to form the impact categories, performance requirements, and metrics of the Green Building Standards. The feedback gathered identified eight major themes, summarized below.

- It is important that the Green Building Standards are aligned and coordinated with other City-led projects and initiatives to achieve and realize sustainability and climate objectives and targets.
- The Green Building Standards 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.
- The Green Building Standards must balance different priorities for various interested parties including the City, the development industry, community partners, and the public.
- 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.
- There are many different environmental related priorities that may be advance through the Green Building Standards, 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.

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- Incentivizing the Green Building Standards is an important consideration for implementation, particularly to achieve the voluntary Tier 2 Metrics.
- Clarity, simplicity, and flexibility of the Green Building Standards is important for effective interpretation, administration, and implementation for both the City and the development industry.
- The Green Building Standards should be regularly reviewed and updated to ensure that they remain relevant and responsive to Hamilton’s sustainability priorities.

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

The Green Building Standards will apply to site plan and plan of subdivision applications for new residential, commercial, institutional, and industrial development within the City of Hamilton urban areas and will aid in evaluating urban development applications through the lens of sustainability, energy, and climate resilience by providing a suite of performance requirements and metrics across a range of Impact Categories. The development of the Standards was influenced by City of Hamilton current sustainability initiatives and priorities, and provincial and regional policy regulations. Compliance with the Standards is expected for all low-rise, mid-rise, and high-rise residential, institutional, commercial, and industrial uses.

As part of the initial review, an assessment of comparable peer municipal building standards/guidelines was conducted for relevance to the development of the City’s Green Building Standards, which can be found in Appendix “A” attached to PED24114. Appendix “A” attached to Report PED24114 offers a summary of provincial, regional, and City of Hamilton policies, plans, and strategies related to sustainability, energy, and climate resilience applicable to the development of the Green Building Standards. It also reviews applicable Conservation Authority policies and regulations. The comprehensive policy review identifies principles and key considerations that informed the development of the Green Building Standards. The Impact Categories of the project were informed by the policy review, jurisdictional scan, and consultation with city staff, the development industry, interested parties including advocacy groups, and the public.

The Green Building Standards is comprised of five Impact Categories, each focusing on a sustainability concept relevant to City of Hamilton’s sustainability goals and objectives. Outlined within each of the Impact Categories are Performance Requirements that support the intent of the Impact Category. Each Performance Requirement has one or more Metrics that quantifies or qualifies achievement.

The Impact Categories and Performance Requirements are included below; more detail on each can be found in Appendix “A” attached to Report PED24114.

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

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Metrics are classified either as Tier 1, which is mandatory for all applicable development applications, or Tier 2, which is optional. Tier 1 Metrics mandate a minimum level of sustainability performance for all new development in the City of Hamilton and support achievement of municipal sustainability goals and objectives. In many cases, the Tier 1 Metrics align with related City of Hamilton by-laws, guidelines, and strategies. For example, the Celebration of Heritage and Culture requirement CD 7.2 in Appendix “A” attached to PED24114 - “Significant cultural heritage resources including heritage buildings and structures shall be conserved in accordance with provincial and municipal policies. These resources should be retained in situ and integrated into compatible and sympathetic new development” - is aligned with current City requirements. However, Tier 2 metric CD 7.4 - “Introduce beautification measures/amenities that beautify stormwater management features, such as ponds” - goes beyond current City requirements. Tier 2 Metrics allow applicants to demonstrate an enhanced level of sustainability performance. The Implementation Plan will explore opportunities for incentivization of compliance with Tier 1 and Tier 2 Metrics.

Green Building Standards are intended to be living documents that are updated periodically to incorporate higher standards, revised metrics, and incorporate new technologies and evolving best practices. Through a jurisdictional scan, attached as Appendix “A” to Report PED24114, it was observed that most municipalities update their standards over time. For example, the City of Toronto is currently on Version 4 of the Toronto Green Standard. The City of Hamilton’s Green Building Standards were developed with the intention that the Standards will be updated periodically. Future versions of the Green Building Standards may consider adopting current Tier 2 Metrics as Tier 1 mandatory requirements to further drive sustainability performance. Often, Tier 2 voluntary metrics are an indication to the development industry of the future direction of Green Standards and allows the industry to prepare for what may become mandatory in a future version. The Implementation Plan will consider an appropriate time period for the Green Building Standards to be reviewed and updated. Future updates to the Green Building Standards will incorporate further engagement with the development industry and other interested parties and subject matter experts. Monitoring of the Green Building Standards implementation including feedback from applicants will inform decisions on new metrics, updates to metrics, and changes in the tier assignment of existing metrics. Further consideration to a monitoring plan will be taken in the implementation plan.

The Green Building Standards Guidebook provides necessary information for applicants on each Performance Requirement and Metric. The Guidebook includes relevant details for understanding and implementing each Metric, lists suggested documentation to demonstrate compliance, and includes references for information or guidance. The Guidebook references related by-laws, guidelines, and strategies, and includes links to the City of Hamilton website. The Guidebook is included as Appendix “A” attached to Report PED24114.

Associated with the Guidebook is a simplified tool, also attached as Appendix “A” attached to Report PED24114, for applicants to indicate which Performance Requirements and Metrics are applicable to their new development, and confirm compliance is met. The tool provides applicants with an easy-to-use table that provides details on the performance metrics and the

documentation required as part of a full application to demonstrate compliance. Each performance metric has additional information including further details on the metric, the documentation required, and references for further information. The Guidebook provides further details on each performance metric, explaining the intent of the metric and additional details on what may be required.

## **IMPLEMENTATION**

It is recommended that staff be directed to develop an Implementation Plan for the Green Building Standards to be developed as the next step in this project, and report back to Planning Committee in Q1 of 2025. Once approved, the Green Building Standards will be implemented as a two-year Pilot Project so staff can monitor outcomes and report back with future recommendations.

Minor adjustments to the Green Building Standards may be necessary as a result of the Implementation Plan. Through development of the Implementation Plan, staff will assess the implications of facilitating and evaluating applications under the Standards, consider incentive options, and consider if any updates to the site plan and plan of subdivision application processes are necessary. The Implementation Plan will consider the following:

- Staffing considerations for program implementation and additional application review;
- Establishing a date for the Green Building Standards to become in effect;
- Considering transition provisions;
- Piloting and testing of the Green Building Standards;
- Integrating the Green Building Standards within the City's development application and review process;
- Opportunities for incentives through Community Improvement Plans and the minimum standards that must be achieved in order to be eligible for incentives;
- Opportunities for alignment within the City's Comprehensive Zoning By-law No. 05-200 such as definition alignment, or opportunities to implement Tier 1 metrics through zoning standards;
- Recommendations for timely reviews and updates;
- Educational, communication and marketing opportunities; and,
- Other implementation considerations.

With the recent introduction of the Province's Bill 185 and the new Provincial Planning Statement 2024, the Implementation Plan will also evaluate the potential impacts of the proposed legislation on implementation measures, most notably removing Formal Consultation as a compulsory requirement for certain *Planning Act* applications.

## **ALTERNATIVES FOR CONSIDERATION**

Council may choose not to approve the Green Building Standards at this time. Staff do not

recommend this alternative as the project would be unable to proceed with an implementation and incentivization plan which will delay the ability to apply the enhanced requirements of the Green Building Standards to new development.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix “A” to Report PED24114 – Green Building Standards Final Report

AF/sd