



# City of Hamilton Green Building Standards

## CCAC Committee Meeting

February 25, 2025



# Agenda

- **Workshop Overview**
- **Key Considerations from each topic area**
- **Next Steps**



## In attendance:

- Members of the CCAC
- City Staff from the Climate Change Initiatives Office and others
- Climate Action Change Committee Technical Governance Working Group
- West End Home Builders Association
- Hamilton Community Enterprises
- Hamilton Industrial Environmental Association
- Members of the Bay Area Climate Change Council
- Staff from WSP

## Discussions:

- Review process and motivations for the operational energy and carbon requirements within the GBS
- Outline the CCAC recommended version of the requirements
- Discuss key questions & challenges to the proposed approach
- Discussion how to improve cost-effectiveness and streamline delivery:
  - **Topic #1** – Offering simpler or more flexible pathways to compliance.
  - **Topic #2** – Finding ways to reduce the cost of development and submissions.
  - **Topic #3** – Supporting the value proposition for decarbonized new construction.

## Part 3 BUILDINGS - MURBS >6 Storeys

### Motivations

- Three metrics to address breadth of climate action goals.
- Performance-based to allow for maximum flexibility to developers.
- Consistent set of metrics across all building types, but unique targets by major building type.
- Aligns with Toronto, Mississauga, Caledon, and many others.

### Performance-based Targets

#### GHGI\*

- 2026 - **10** kgCO<sub>2</sub>e/m<sup>2</sup>/year
- 2028 - **5** kgCO<sub>2</sub>e/m<sup>2</sup>/year

#### TEUI

- 2026 - **100** kWh/m<sup>2</sup>/year
- 2028 – **75** kWh/m<sup>2</sup>/year

#### TEDI

- 2026 - **30** kWh/m<sup>2</sup>/year
- 2028 – **15** kWh/m<sup>2</sup>/year

\*Electricity EF = 30 gCO<sub>2</sub>e/kWh

## Part 9 BUILDINGS - MURBs >10 Units, but <4 Storeys

### Motivations

- Three metrics to address the breadth of climate action goals.
- Performance-based to allow for maximum flexibility to developers/builders.
- ***Consistent set of metrics across all building types.***
- ***Consider a prescriptive path as well.***

### Performance-based Targets

#### GHGI\*

- 2026 - **10** kgCO<sub>2</sub>e/m<sup>2</sup>/year
- 2028 - **5** kgCO<sub>2</sub>e/m<sup>2</sup>/year

#### TEUI

- 2026 - **100** kWh/m<sup>2</sup>/year
- 2028 – **70** kWh/m<sup>2</sup>/year

#### TEDI

- 2026 - **25** kWh/m<sup>2</sup>/year
- 2028 – **15** kWh/m<sup>2</sup>/year

\*Electricity EF = 30 gCO<sub>2</sub>e/kWh



# HAMILTON GREEN BUILDING STANDARDS

## Discussion Topic

*Reduce the cost of development and submissions*



Development charge reductions or deferrals for reaching Tier 2 performance.



Overlapping submissions and reference standards for GBS and OBC.



Support and advocate for owners and developers to access incentives.



Add your ideas!



Use the available stickers to agree or disagree with other's ideas.

## Question Parking Lot:

*Use this space to 'park' questions for the broader group discussion.*

## What we heard

Development charge reductions are likely not feasible; however, the City is currently exploring deferrals and other options through CIPs, Parkland Dedication Fees, etc.

Developers are eager to see incentives related to faster, simpler approval processes and clearer guidance on requirements.

Providing prescriptive pathways may support this.

Overlapping submissions with GBS and OBC may be difficult.

Upskilling City staff to review and approve GBS-related submissions will be crucial.

Interest in having a resource/hub within the City that can direct developers towards known incentives to assist with GBS compliance.

# HAMILTON GREEN BUILDING STANDARDS

## Discussion Topic

*Supporting the value proposition for decarbonized new construction*



Require or support a low or zero-carbon labeling system for buildings.



Indicate policy direction for existing buildings in Hamilton.



Require and support commissioning, airtightness testing, and verification of performance post-permit.



Add your ideas!



Use the available stickers to agree or disagree with other's ideas.

## Question Parking Lot:

*Use this space to 'park' questions for the broader group discussion.*

*Use this space to respond to the noted questions...*

What is the value proposition?

- Financial 'bottom line'
- Personal values 'do you believe in climate change?'

Hamilton Assets (District Energy) provide economies of scale which reduce costs and add value.

Labelling > Certification

- Existing cert.'s can be onerous & not related to building performance
- Labelling measures performance

Testing

- Frequency?
- Different testing needed for different building typologies & tenures
- Reporting allows for comparison b/w new builds and retrofits

Design vs. Performance

- Delta exists between the two
- Testing improves design assumption data

# HAMILTON GREEN BUILDING STANDARDS

## Discussion Topic:

*Offering simpler or more flexible pathways*



Offer flexibility to reach Tier 2 (e.g., relaxing TEDI & EUI requirements if Tier 2 GHGI is achieved).



Include a prescriptive path (e.g., use NECB-2025 prescriptive packages, require fuel-switching but otherwise relaxing requirements, etc.).



Add your ideas!



Use the available stickers to agree or disagree with other's ideas.

## Question Parking Lot:

*Use this space to 'park' questions for the broader group discussion.*

## What we heard

GHGI reductions are more important versus TEDI & EUI

Would like to see a fuel switching requirement

Adding in flexible or several prescriptive paths/packages may allow for easier approvals process and less effort for the developers to think of design features or how to hit targets.

An exploration of adding district energy compliance pathway (although some concerns were raised about the use of natural gas and how that message is received by the public and developers)

Harmonizing with other standards/codes (such as NECB or TGS) could allow for better quality control of new home constructions and modular home designs



# What does the feedback suggest as changes?

## Performance-based Targets

### GHGI\*

- 2026 - **10** kgCO<sub>2</sub>e/m<sup>2</sup>/year
- 2028 - **5** kgCO<sub>2</sub>e/m<sup>2</sup>/year

### TEUI

- 2026 – **100** kWh/m<sup>2</sup>/year
- 2028 – **75** kWh/m<sup>2</sup>/year

### TEDI

- 2026 – **30** kWh/m<sup>2</sup>/year
- 2028 – **15** kWh/m<sup>2</sup>/year

\*Electricity EF = **30** gCO<sub>2</sub>e/kWh

## Considerations – (fairly) clear next steps:

- GHGI targets are paramount and easiest to achieve. Motivate fuel-switching as much as possible.
  - ***What approach to use for emission factors over time (and for initial targets)?***
- Allow a DES-connection equivalency path.
  - But require all DESs to show compliance with absolute targets, especially for GHGI, by science-based timelines.
  - ***May require council direction.***
- Advance supports as soon as possible.
  - Development charge deferment & other bonuses
  - Focus on support for residential sub-sector and “smaller” developers (i.e. not larger/national firms)

# What does the feedback suggest as changes?

## Performance-based Targets

### GHGI\*

- 2026 - **10** kgCO<sub>2</sub>e/m<sup>2</sup>/year
- 2028 - **5** kgCO<sub>2</sub>e/m<sup>2</sup>/year

### TEUI

- 2026 – **100-120** kWh/m<sup>2</sup>/year
- ~~2028 – 75 kWh/m<sup>2</sup>/year~~

### TEDI

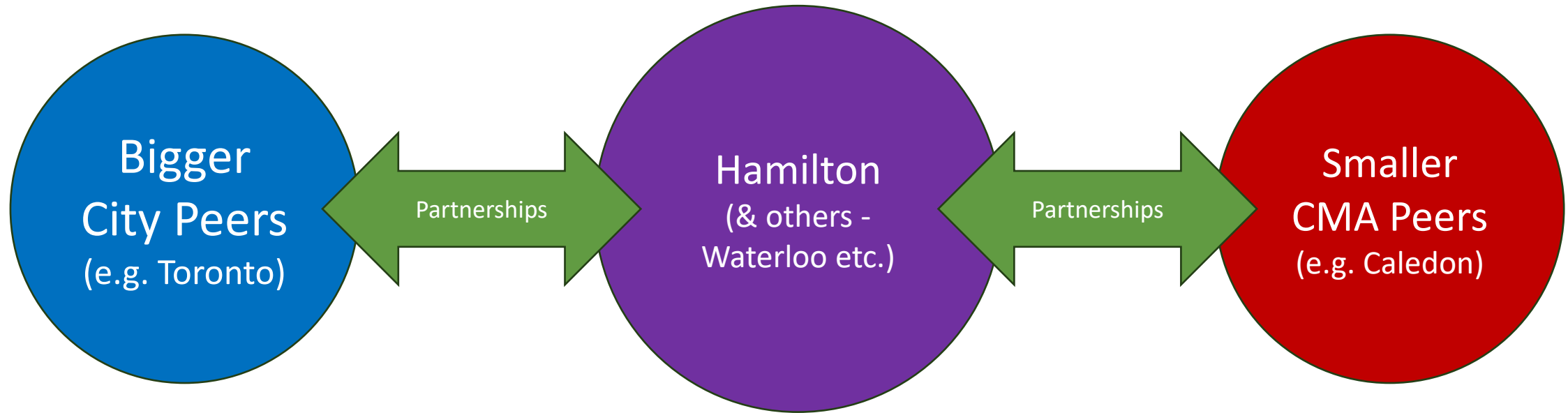
- 2026 – **30-35** kWh/m<sup>2</sup>/year
- ~~2028 – 15 kWh/m<sup>2</sup>/year~~

\*Electricity EF = 30 gCO<sub>2</sub>e/kWh

## Considerations – further discussion/thinking:

- TEDI & TEUI Targets may be relaxed (even in Toronto)
  - ***Should we wait to see what Toronto does, or follow the Caledon “15%” approach?***
  - ***Require these targets at all for ICI & Industrial?***
- Offer multiple prescriptive pathways in alignment with breadth of goals & similar to code (e.g. NECB-2025).
  - ***Is partial fuel-switching sufficient?***
  - ***Only for Part 9?***
  - ***If NECB-2025 is a good choice, what to do in the interim?***
- Advance supports as soon as possible.
  - ***Work with others to simplify/harmonize/centralize-reviews for modeled submissions?***
  - ***How to channel new funding from Enbridge & IESO?***

# Towards a harmonized approach...



## ***Work together on:***

- Best Practice / Case Studies in Part 3
- Performance-based Metrics & Targets
- Modeling Rules, Oversight & Reviews
- Alignment with Incentives (Part 3)

## ***Work together on:***

- Best Practice / Case Studies in Part 9
- Prescriptive Packages & References
- Joint Training for Code Officials
- Alignment with Incentives (Part 9)

# Discussion



**Thank you!**

