



City of Hamilton Report for Consideration

To: Chair and Members
General Issues Committee

Date: April 30, 2025

Report No: PED25117

Subject/Title: Green Building Standards Implementation Plan

Ward(s) Affected: Urban Areas – City Wide

Recommendations

- 1) That the Green Building Standards Implementation Plan, and Draft Official Plan Amendments, as outlined in Report PED25117, **BE APPROVED**;
- 2) That the Green Building Standards come into full effect on September 1, 2025;
- 3) That Planning Division staff be directed to bring forward the required Draft Official Plan Amendments, incorporating any recommended changes based on submissions received at the Planning Committee meeting, to a Statutory Public meeting in Q3 of 2025;
- 4) That Planning and Economic Development staff be directed to update Property Standards By-law No. 10-221 to harmonize the Property Standards By-law with Zoning By-law No. 05-200;
- 5) That Planning and Economic Development staff report back to General Issues Committee in Q1, 2026 with an interim monitoring report and again in Q4, 2026 with a full monitoring report on any outcomes and future recommendations;
- 6) That Planning and Economic Development staff report back to General Issues Committee in Q4 of every year going forward with updates required to the Green Building Standards based on changing best practices and the results of the monitoring program.

Key Facts

- The purpose of this report is to establish the implementation plan for the Green Building Standards, which were endorsed by Council on October 9, 2024.
- A broad communications and training plan will be deployed between May and August 2025, before the Green Building Standards come into full effect on September 1, 2025, at which time the Green Building Standards will apply to all new Site Plan Control and draft Plan of Subdivision applications within the City of Hamilton Urban Area, with certain transition provisions applying.
- Planning and Economic Development staff will bring forward the required Draft Official Plan Amendments to a Statutory Public meeting in Q3 of 2025.
- As of September 1, 2025, applicants will be required to demonstrate how the Tier 1 (mandatory) metrics of the Green Building Standards have been achieved through the submission of required documentation, including drawings, letters, reports, and/or studies.
- Planning and Economic Development staff will report back to General Issues Committee in Q1, 2026 with preliminary data on outcomes that has been gathered through the first six months of the implementation process, then again in Q4, 2026 – one year after implementation – with a fulsome report outlining outcomes and future recommendations, and subsequently in Q4 of each year beginning in 2027.

Financial Considerations

There are no budgetary or financial implications to these recommendations.

Background

On October 9, 2024, Council approved Report PED24114 – Green Building Standards (Urban Areas – City Wide), which endorsed the Green Building Standards Final Report and the Green Building Standards Guidebook. Through the approval of Report PED24114, Council directed Planning and Economic Development staff to develop an Implementation Plan for the Green Building Standards, including the review of financial incentives through Community Improvement Plans.

From November 2024 through March 2025, staff from various City Divisions and Departments have worked to develop an Implementation Plan which addresses five key areas:

1. Planning Process;
2. Incentives;
3. Standards and Monitoring;
4. Date of Effect and Transition Provisions; and,
5. Communications.

Analysis

Following the Council endorsement of the Green Building Standards on October 9, 2024, and the direction to staff to develop an Implementation Plan for the Green Building Standards, staff identified five key areas of implementation to focus on. Meetings were held with the appropriate City staff to further develop a plan within these specific areas of implementation.

Staff and the City's consultant, WSP Canada Inc., also engaged with members of the Climate Change Action Committee, the Bay Area Climate Change Council, the West End Home Builders' Association, the Hamilton Industrial Environmental Association and Hamilton Community Enterprises through an additional round of consultation from December 2024 – March 2025. A summary of this feedback is contained in Appendix A to Report PED24114(a).

Through this additional consultation, five areas were identified for consideration within the Green Building Standards Implementation plan:

- Harmonizing Review for Modelled Submissions;
- Advocating for Access to Incentives for Developers and Purchasers;
- Development Charge Reductions or Deferrals;
- Labelling for Building Certification; and,
- Improving Testing and Reporting.

These topics are further discussed in detail below within the relevant implementation area.

1. Planning Process

1.1 Integration into the Planning Process

In total, four meetings were held with staff in Development Planning, Heritage and Urban Design, Sustainable Communities, and Zoning By-law Reform to discuss how the Green Building Standards would be integrated into the planning application processes, conditions for Site Plan Control and draft Plan of Subdivision applications, the charging of fees, and the role of securities. Additionally, opportunities to implement some of the metrics and criteria of the Green Building Standards within Zoning By-law No. 05-200 were explored. Meetings were also held with staff from other municipalities who have established Green Building Standards, to gain an understanding of challenges and successes they have experienced in their implementation process.

To integrate the Green Building Standards into the planning application process staff within the Development Planning section will ensure that the completed Green Building Standards Checklist, and supporting documentation are submitted with all Site Plan and Draft of Subdivision applications. Once the application is deemed complete, the application, including the Checklist and supporting documentation will be circulated internally. Staff within the Climate Change Office will receive and review this circulation to confirm compliance with the Green Building Standards metrics, with the support and

input from staff across the organization. The need for additional staffing will be reviewed with a report back in Q4, 2026.

1.2 Conditions for Site Plan Control and Draft Plan of Subdivision Applications

The Green Building Standards will be applied to all new industrial, commercial, institutional, and residential development within the Urban area where an application is made under the *Planning Act* for a draft Plan of Subdivision or is subject to the City of Hamilton Site Plan Control By-law.

As such, standard conditions are required to be applied to the conditional approval of a Site Plan Control application as well as the approval of a draft Plan of Subdivision. These standard conditions ensure that an applicant has signed the letter of commitment to meet post-construction Tier 1 requirements, and that a letter has been submitted from a qualified design professional demonstrating how the Tier 1 metrics have been incorporated into the design of the building or site plan. These conditions are attached as Appendix A to Report PED25117.

1.3 Requirement for a Complete Application – Urban Hamilton Official Plan, former City of Hamilton Official Plan, and former Region of Hamilton-Wentworth Official Plan Amendments

Chapter F of the Urban Hamilton Official Plan contains policies for Complete Application Requirements prior to the submission of an application for, among other *Planning Act* applications, a draft Plan of Subdivision, or a Site Plan Control application.

An Official Plan Amendment to the Urban Hamilton Official Plan is required to add the Green Building Standards Checklist to the table of other information and materials that are required to deem an application for a Plan of Subdivision or Site Plan complete. Corresponding changes to the former City of Hamilton and Region of Hamilton-Wentworth Official Plans will also be required to address lands located within the West Harbour (Setting Sail) Secondary Plan area.

Staff in Sustainable Communities have drafted Official Plan Amendments for the Urban Hamilton Official Plan and former City of Hamilton and Region of Hamilton-Wentworth Official Plans, which at this stage are for commenting and feedback purposes only. Upon the receipt of feedback relating to the draft Official Plan Amendments, any necessary adjustments will be made, and the final Official Plan Amendments will be brought to Planning Committee in Q3, 2025, for approval in advance of September 1, 2025.

The draft Official Plan Amendments and Rationale are attached as Appendices B, B1, B2, and B3 to Report PED25117.

1.4 Fees

At this time, the City will not be charging a fee for the review of Green Building Standards. If it is determined that additional staffing is required for the review of the

Green Building Standards as part of the report back to Planning Committee in Q4, 2026, any required fees to fund staffing will be explored.

1.5 Securities

There are a number of post-construction requirements that are identified within Tier 1 of the Green Building Standards. Tier 1 metrics are mandatory; however, there is no legislation or enforcement that requires an applicant to provide proof that these post-construction metrics have been met at building permit inspection stage or thereafter. As such, the possibility was raised to take securities from the applicant to ensure that the required plans and studies and other documentation are submitted post-construction.

The project team consulted neighbouring municipalities including the Town of Ajax, City of Pickering, City of Mississauga, Town of Halton Hills, and Town of Caledon on their implementation processes. Only one of the municipalities consulted implemented securities as part of the Green Building Standards process; the amount collected was minimal and would not cover the total amount associated with all metrics of the Green Building Standards. Other municipalities, such as Mississauga, take a letter of credit for only certain items (for example, landscaping), which the City of Hamilton also currently does as part of the Site Plan process. Alternatively in other municipalities, the metrics for which securities are taken are already included within the existing securities. Compliance with the City of Hamilton's Tier 1 post-construction metrics may also not be determined until years after the final build-out is completed and ownership has changed, making it difficult for an applicant to have their securities released.

In summary, the taking of securities for all metrics is not being proposed. The City will continue to take securities for landscaping and engineering related matters. Instead, it is proposed that the applicant sign a letter of commitment upon final approval of Site Plan Control or draft Plan of Subdivision as a sign of good faith that these Tier 1 post-construction requirements will be completed.

1.6 Alignment with the Zoning By-law

Staff have reviewed the Green Building Standards to identify metrics that could be implemented within Zoning By-law No. 05-200, therefore aligning the Zoning By-law with the Green Building Standards where possible. In this assessment, staff identified four performance requirements that could be implemented into the Zoning By-law, one performance requirement that is already a Zoning By-law regulation, and one performance requirement that is in progress. These opportunities are explained in greater detail in Appendix C to Report PED25117 and will be implemented through future housekeeping amendments to the Zoning By-law.

Staff have also identified that Section 7(5) of Property Standards By-law No. 23-162 states that "An area used for vehicle traffic or parking shall be paved with bituminous, concrete or equivalent surfacing or surfaced with crushed stone or other suitable and reasonably dust-free substance and shall be maintained so as to properly perform its intended function." Zoning By-law No. 05-200 establishes that parking spaces, driveways and widening(s) in all zones shall be provided and maintained with stable

surfaces such as asphalt, concrete or other hard surfaced material, crushed stone, permeable pavers, or gravel, and shall be maintained in a dust free condition.

Whereas Zoning By-law No. 05-200 permits permeable pavers specifically as a permitted surface treatment for parking, the Property Standards By-law does not. Staff will work with Licensing and By-law Services staff to harmonize the Property Standards By-law with Zoning By-law No. 05-200, as indicated in Recommendation No. 4 of PED25117.

1.8 Harmonizing Review for Modelled Submissions

Harmonizing reviews for modelled submissions was one of the areas for implementation that was raised during the additional consultation process led by WSP Canada Inc. Under the proposed implementation framework, reviews for Green Building Standards compliance and reviews for Ontario Building Code compliance occur at two different stages in the development application process – one at Site Plan Control and/or draft Plan of Subdivision stage, and the other at building permit stage. Harmonizing reviews would involve merging or tightly aligning the Green Building Standards and Ontario Building Code reviews so that they are completed at the same time and by potentially the same reviewer, resulting in an expedited review and approval process.

Given that staff are proposing that the Green Building Standards be first included as part of a complete application for Site Plan Control and/or draft Plan of Subdivision, and the possibility that the design of a development may change significantly over the course of the development application process prior to application for building permit, it is not suggested that these two reviews be merged to occur at the same time. Further, Building Division staff may not have the expertise to review energy modelling or other Green Building Standards metrics to confirm compliance.

1.9 Constraints

City staff recognize that there may be specific development constraints that prevent applicants from achieving all the Tier 1 mandatory metrics. To address this the Director of Climate Change Initiatives, or their designate, will have the authority to waive or reduce certain Tier 1 requirements in cases where a comprehensive assessment has been completed, and alternative measures are proposed.

2. Incentives

In total, three meetings were held with staff in Development Planning, Climate Change Initiatives, Economic Development, and Corporate Services to discuss approaches to incentivizing the Green Building Standards. Four areas of incentivization were identified: Development Charges, Community Benefits Charges and Parkland Dedication Rebates or Deferrals; Community Improvement Plans; Expedited Approval Processes; and Awards and Recognition Programs. Feedback on incentivizing the Green Building Standards was also received through additional consultation undertaken by WSP Canada Inc.

These incentives would apply to those applicants who achieve certain criteria within the Tier 2 (optional) metrics of the Green Building Standards.

As well, through the additional consultation that was undertaken by WSP Canada Inc., advocating for access to incentives for developers and purchasers was raised as an area to be explored within the Green Building Standards Implementation plan. The City could advocate for developers to access industry or government funds by actively engaging with utilities, energy regulators, and provincial or federal governments to create a supportive network for sustainable development. This advocacy could involve organizing collaborative meetings and forums where developers can directly interact with representatives from these organizations to learn about available funding opportunities and incentives. The City could also provide resources and guidance on navigating the application processes for grants, subsidies, and other financial support.

Once the Green Building Standards are in full effect, it is suggested that staff in the Climate Change Initiatives Division or Economic Development assign a direct point of contact to assist with connecting developers and other applicants to funding, grants, and other incentives.

Pursuant to a request received from Hamilton Community Enterprises in August of 2024, staff also explored the feasibility of deeming any new building within the Downtown Hamilton Commercial District Community Improvement Project Area (CIPA) that connects to Hamilton Community Enterprises' District Energy System to be Green Building Standard compliant. This request has been further examined in detail below.

2.1 Development Charge, Community Benefits Charges, and Parkland Dedication Rebates or Deferrals

Staff reviewed Development Charge deferrals as a possibility. Finance staff indicated that a new discretionary Development Charges program would need to be developed, which would not involve amending Development Charges By-law No. 24-072 if the program was within the bounds of Section 39 of the Development Charges By-Law, under which an applicant may apply to defer City Development Charges for up to five years. However, Low Density Residential uses are not eligible for deferral; therefore, the existing authority for deferral cannot be fairly applied to all uses which are subject to the Green Building Standards. As this is the case, Development Charge deferrals are not recommended as a financial incentive.

The exemption and/or deferral of Community Benefits Charges was also explored. Community Benefits Charges only apply to a building which is five storeys and/or ten units or more. Similar to the Development Charge deferral option, this means that any exemptions or deferrals could not be fairly applied to all uses which are subject to the Green Building Standards. Further, exempting an applicant from Community Benefits Charges, or granting deferrals to Community Benefits Charges, would involve amending Community Benefits Charge By-law No. 22-158, which, as with the Development Charges By-law, would open the By-law up to appeals to the Ontario Land Tribunal. Based on these two factors, the deferral of Community Benefits Charges is not recommended.

Economic Development staff in the Corporate Real Estate section were consulted to discuss the possibility of Parkland Dedication fee deferrals. Real Estate staff advised

that Council has the discretionary authorization to vary Parkland Dedication fees on a temporary basis, provided such changes apply to a specified geographic area or the entire city, and to a specified type or class of development. However, as a result of changes to the *Planning Act* in 2022, parkland dedication rates for residential developments have been substantially reduced, and additional incentives or reductions would further restrict funding for parkland. Additionally, any other change would involve amending By-law No. 22-218 (a By-law to Require the Conveyance of Land for Park or Other Public Recreational Purposes as a Condition of Development or Redevelopment or the Subdivision of Land). As part of a current review of the Parkland Dedication By-law to reflect the *Planning Act* changes, all existing discretionary incentives will be assessed. Based on the foregoing, the deferral of Parkland Dedication fees is not recommended.

2.2 Community Improvement Plans

Through the Green Building Standards Report PED24114, Council directed staff to review financial incentives through Community Improvement Plans. Report PED25105, being presented by Economic Development staff to General Issues Committee on April 30, 2025, proposes a Grant Program titled “Growing a Resilient and Environmentally Sustainable (GREEN) Hamilton Development Tax Increment Grant Program”. This Program is tax increment based, and grants are provided relative to the actual increase in municipal property taxes generated as a result of a site’s development. The Program is intended to support the development of buildings that achieve, at minimum, the voluntary compliance (Tier 2) metrics of the City’s Green Building Standards.

Grants under this Program are provided after project completion and are based on the actual annual municipal property tax increment generated. To qualify for the Grant, the completed development must be designated as being a “Tier 2 Building”, which, for the purpose of the Grant, is defined as:

“A “Tier 2 Building” is a building that is subject to the City of Hamilton’s Green Building Standards and, at a minimum, meets the applicable “Tier 2” metrics found in the *Energy and Carbon* Impact Category, and one (1) other “Tier 2” metric, at the Applicant’s discretion, from each of the remaining Impact Categories of Ecology and Biodiversity, Water, Waste Management and Materials, and Community and Urban Design found in the City of Hamilton’s Green Building Standards Guidebook. A building is certified as “Tier 2” through the submission of the Post Construction Submission requirements, per the applicable Tier 2 metric found within the Green Building Standards Guidebook and to the satisfaction of the City of Hamilton or a third-party review by qualified professionals, at the Applicant’s expense.”

The grants cannot exceed the project’s cost of construction and are to cover the “incremental costs” (i.e. the extra costs specifically associated with achieving the “Tier 2 Building” (or greater) designation, noted above). Furthermore, annual grant payments provided under this Program shall not exceed:

- 100% of the actual municipal tax increment generated by a project; and,

- Five annual payments.

Should this Program be approved, it will take effect on September 1, 2025. Detailed Program terms can be found attached as Appendix D to Report PED25117.

2.3 Expedited Approval Processes

Staff in Development Planning were engaged to explore the possibility of having a dedicated expedited approvals process for those applicants who meet certain Tier 2 metrics. Specifically, staff investigated incorporating qualifying applications into the All4One program.

The All4One program is currently in its pilot stage and is a program comprising of a cross-departmental team that works collaboratively on Site Plan Control applications, with a dedicated point of contact for each application, piloting affordable housing projects. As this program is currently just beginning its pilot stage, it is not suggested that any further types of applications be included within it at this time. In future, once the success of the All4One program is determined, staff can explore the possibility of implementing buildings which meet the required Tier 2 metrics into this program. Additionally, criteria for what would constitute a “Tier 2 Building” would need to be developed to determine which types of applications would be subject for inclusion within the All4One program. Staff will report back in Q4 of 2026 with an update on the implementation of “Tier 2 Buildings” into the All4One Program.

2.4 Awards and Recognition Programs

It is suggested that different award categories be developed for buildings that meet the required Tier 2 metrics for inclusion within the biennial Urban Design and Architecture Awards.

The next Urban Design and Architecture Awards are scheduled for later in 2025, and next in 2027. The Green Building Standards will not be in full effect in time for the 2025 awards. However, in the time before the submission period opens for these awards in the spring of 2027, staff will be responsible for developing award categories and determining the criteria for what constitutes a “Tier 2 Building” in order for eligibility to be established for each award category.

Staff will also take the opportunity to provide information on the new award categories at the Urban Design and Architecture Awards later in 2025, to make the industry aware. City staff will also develop a “showcase” program for buildings which meet a certain level of the Green Building Standards Tier 2 metrics, advertised through social media and the City’s website. This showcase would spotlight developers who have gone above and beyond to achieve Tier 2 metrics and provide public exposure for the development.

2.5 Labelling for Building Certification

Through the additional consultation facilitated by WSP Canada Inc., implementation of public building labelling was identified as a possible incentive. Two types of labelling could be utilized: universal labels or green building labels. The former demonstrates the

performance of all buildings relative to each other. Green building labels publicly recognize buildings for their sustainability, enhancing visibility to potential tenants, investors, and the public. Staff will further explore this option once the Green Building Standards Implementation plan is established and is underway, and staff will report back with an outcome in Q4 of 2026.

2.6 Connection to a District Energy System

In August of 2024, staff received a letter from Jeff Cowan, President and CEO of Hamilton Community Enterprises requesting that as part of the implementation and incentivization of the Green Building Standards, any new building within the Downtown Hamilton Commercial District Community Improvement Project Area (CIPA) that connects to Hamilton Community Enterprises' District Energy System be deemed Green Building Standards compliant. At the October 1, 2024, Planning Committee, this request was again raised; Planning staff indicated in response that it was something that would need to be further explored before it could be implemented as requested.

Staff then asked WSP Canada Inc., to examine the feasibility of this request. WSP Canada Inc., has advised that Hamilton Community Enterprises relies almost entirely on natural gas to meet the heating needs of its clients. The Hamilton Community Enterprises team is actively developing a decarbonization pathway for the facility, which includes strategies such as energy conservation, waste heat capture, network expansion, and the decarbonization of gas-fired equipment.

Despite these efforts, Hamilton Community Enterprises has not yet released the timing or specific details of their decarbonization pathway. The pace and approach to achieving these goals are dependent on various factors, including regulation, customer demand, the growth of their customer base, and the City's direct oversight.

Although the current performance metrics for heating and cooling of Hamilton Community Enterprises are known, the WSP Canada Inc. Project Team was unable to review the equivalency of the system to other heating energy types within the scope of their work. This leaves some uncertainty regarding how Hamilton Community Enterprises' performance compares to alternative energy solutions.

It is recommended that Hamilton Community Enterprises and City staff work together to define the specific requirements that would need to be met to demonstrate equivalency between the Green Building Standards operational energy metrics and the short, medium, and long-term performance of the Hamilton Community Enterprises system. City staff will need to contemplate if special rules or incentives should be in place for Hamilton Community Enterprises connecting buildings, or if other buildings connecting to different District Energy Systems will be allowed to follow the same alternative compliance path.

In summary, at this time, connection to the District Energy System is not being considered as an incentive but will be considered in future once the above-noted items are resolved between City staff and Hamilton Community Enterprises. Staff will report back in Q4 of 2026 with an update on this possible incentive.

3. Standards and Monitoring

Two meetings were held with staff in Development Planning, Climate Change Initiatives, Heritage and Urban Design, Zoning By-law Reform, and the General Manager's office to discuss metrics to be tracked and standards to be monitored to inform future updates to the Green Building Standards.

3.1 Tracking of Metrics

Staff from Development Planning and Climate Change Initiatives were asked to provide a list of metrics that they would like to see tracked. A summary of the metrics that were identified can be found attached as Appendix E to Report PED25117.

Staff in the General Manager's Office (Strategy Continuous Improvement and Open for Business) were brought in to discuss ways in which staff could track these metrics. Before the Green Building Standards come into effect, existing software can be utilized and then customized specifically to track the metrics that staff require. As mentioned, these metrics will inform future updates and modifications to the Green Building Standards. Staff in the Climate Change Initiatives Division will oversee this tracking and will be responsible for reporting back to General Issues Committee every year going forward with required updates based on changing best practices and the results of the monitoring program.

Staff also suggest that in future, reporting of these metrics be available to the public online through a dashboard application.

3.2 Improving Testing and Reporting

Through the additional consultation facilitated by WSP Canada Inc., it was identified that the design model which is proposed at the Site Plan Control stage often differs from the actual, as-measured operating performance. One approach to addressing this issue is to enhance building energy modelling by incorporating as-constructed data. Through this process, as-built models are created and compared to actual building energy use which can assist in exploring the performance gap and inform updates to modelling requirements to improve accuracy overall. Post-occupancy evaluations could also be required to assess how buildings perform after occupancy and to collect valuable data for future improvements.

Staff recommend that this option be explored in future. At this time, it cannot be determined how staff would gain access to post-occupancy evaluation data, but will report back in Q4 of 2026 with an update.

4. Date of Effect and Transition Provisions

It is proposed that the Green Building Standards come into full effect on September 1, 2025. The Green Building Standards will apply to any new application for Site Plan Control or draft Plan of Subdivision. Further, it will only apply to brand new development and not to any additions or alterations to an existing building.

Applications for Site Plan Control and draft Plan of Subdivision that were deemed complete prior to September 1, 2025, will not be subject to the Green Building Standards. Further, Site Plan Control and draft Plan of Subdivision applications tied to any Formal Consultation applications that were received prior to September 1, 2025, will also not be subject to the Green Building Standards. This is to accommodate any proposed development already in progress to proceed without the need for additional requirements through the Green Building Standards.

5. Communications

Staff held one meeting with representation from Climate Change Initiatives, Economic Development, and Public Works staff to discuss opportunities for education and marketing.

The time between the approval of the implementation plan and when the Green Building Standards comes into full effect on September 1, 2025, will be utilized to roll out a fulsome communications and training plan.

5.1 Social Media and City Website

Announcements regarding the Green Building Standards date of effect will be rolled out via the City's News and Notices webpage and social media. Staff will work with Communications and Social Media Marketing and Creative Services staff to commence posting in the spring of 2025.

Staff propose that a dedicated Green Building Standards page also be developed in Q3 of 2025 on the City's website with links to resources, information, and a Frequently Asked Questions section. This website will be linked to in the above-mentioned announcements via social media and the News and Notices section of the City website.

Staff will also investigate the possibility of utilizing other media sources, such as the Greening Report, to publicize the implementation of the Green Building Standards.

5.2 Public Engagement

Opportunities for public engagement will be explored with Community Initiatives staff. This could include pop-up events and attendance at markets, fairs, and other public events throughout the summer of 2025. Staff will report back in Q1 of 2026 on the results of the public engagement.

5.3 Training and Education

Training will be provided to the appropriate City staff in Planning and Economic Development in terms of Site Plan Control and draft Plan of Subdivision application requirements relating to Green Building Standards. Process mapping will also be developed to assist staff navigating through the application and submission process.

Informal education sessions such as a Lunch and Learn could also be developed for any City staff who want to learn at a very high level about the Green Building Standards. Further, a PEDTalks event could also be held for City staff and interested members of the public. PEDTalks are free public events that bring together citizens, business

leaders, City of Hamilton staff and other city builders to share ideas and insights about Hamilton's future growth and development. This PEDTalks session could touch on the Green Building Standards and metrics, implementation, incentives, and could even include perspective from developers who have been through the Green Building Standards in other municipalities. These sessions could be held in the summer of 2025 prior to the program coming into full effect.

It is suggested that staff also hold training and information sessions for the development industry to better their understanding on the application process and requirements and to answer any questions. If there is an opportunity, staff could explore having an Engineer or other professional with expertise in sustainable development and Green Building Standards attend to explain some of the more technical aspects of the required metrics.

This training would also be held prior to September 1, 2025.

5.4 Advertisement of Financial Incentives

Staff in Economic Development could take the opportunity at the training and education sessions to advertise the Growing a Resilient and Environmentally Sustainable (GREEN) Hamilton Development Tax Increment Grant Program to further promote incentivizing the achievement of Tier 2 of the Green Building Standards.

Alternatives

Council could choose not to approve the Green Building Standards Implementation Plan; in which case the Green Building Standards would not go into effect.

Council could choose to modify any part of the Green Building Standards Implementation Plan, which could further delay the Implementation Plan if additional work needs to be completed prior to September 1, 2025.

Relationship to Council Strategic Priorities

1. Sustainable Economic & Ecological Development
 - 1.1. Reduce the burden on residential taxpayers
 - 1.2. Facilitate the growth of key sectors
 - 1.3. Accelerate our response to climate change
 - 1.4. Protect green space and waterways

Previous Reports Submitted

- [Green Building Standards \(PED24114\) \(Urban Areas – City Wide\)](#)
- Green Building Standards Enhanced Engagement and Recommendations (PED241114a)
- Growing a Resilient and Environmentally Sustainable (GREEN) Hamilton Community Improvement Plan (PED25105)

Consultation

Consultation has been undertaken with staff in Development Planning, Zoning By-law Reform, Heritage and Urban Design, Sustainable Communities, Economic Development, Climate Change Initiatives, Corporate Services, Planning and Economic Development Department General Manager's Office, Legal Services, and Public Works.

City staff met with staff from the Town of Ajax, City of Pickering, Town of Caledon, City of Mississauga, Town of Halton Hills, and Town of Whitby to hear their experiences with the implementation of their municipality's Green Building Standards.

Staff engaged with members of the Climate Change Action Committee, the Bay Area Climate Change Council, the West End Home Builders' Association, the Hamilton Industrial Environmental Association and Hamilton Community Enterprises through an additional round of consultation from December 2024 – March 2025. Through this engagement, feedback on implementation of the Green Building Standards was received and has been considered in this report. Additionally, through this process, staff, and the consultant for the project, WSP Canada Inc., met with staff from the City of Toronto and again with the Town of Caledon and received feedback on their experience with implementation and incentives relating to their own Green Building Standards programs.

Appendices and Schedules Attached

Appendix A: Standard Conditions for Site Plan Control and Draft Plan of Subdivision Applications

Appendix B: Draft Urban Hamilton Official Plan Amendment

Appendix B1: Draft Former Region of Hamilton-Wentworth Official Plan Amendment

Appendix B2: Draft Former City of Hamilton Official Plan Amendment

Appendix B3: Draft Official Plan Amendments – Rationale

Appendix C: Opportunities for Implementation within the Zoning By-law

Appendix D: GREEN Hamilton Development Tax Increment Grant Program

Appendix E: Summary of Green Building Standards Metrics to be Tracked

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