



## REPORT

**REPORT TO:** Mayor Bonnette and Members of Council

**REPORT FROM:** Damian Szybalski, Manager of Sustainability

**DATE:** March 26, 2014

**REPORT NO.:** PDS-2014-0022

**RE:** Final Green Development Standards  
File No.: D27-GR Green Development Standards

### **RECOMMENDATION:**

THAT Report No. PDS-2014-0022 (dated March 26, 2014) regarding the final Green Development Standards, be received;

AND FURTHER THAT Council approve the final Green Development Standards Study report, dated March 2014 and provided under separate cover;

AND FURTHER THAT the Green Development Standards be implemented as of June 2, 2014;

AND FURTHER THAT Town staff be authorized to hold a statutory public meeting on June 9, 2014 to obtain public comments on a draft Official Plan Amendment pertaining to the Green Development Standards Study, attached to this report as Appendix 1;

AND FURTHER THAT, as the Town enters the implementation phase of the Green Development Standards, if necessary, Town staff be delegated the authority to make minor adjustments to the Standards" criteria and/or the proposed implementation processes, subject to the satisfaction of the Director of Planning, Development and Sustainability.

## **PURPOSE OF REPORT:**

The purpose of this report is to:

- (i) Provide an update on the Green Development Standards Study<sup>1</sup>;
- (ii) Obtain approval of the final Green Development Standards;
- (iii) Highlight additional industry comments and provide a Town response;
- (iv) Outline next steps in the Study's completion; and
- (v) Obtain approval to proceed to a statutory public meeting.

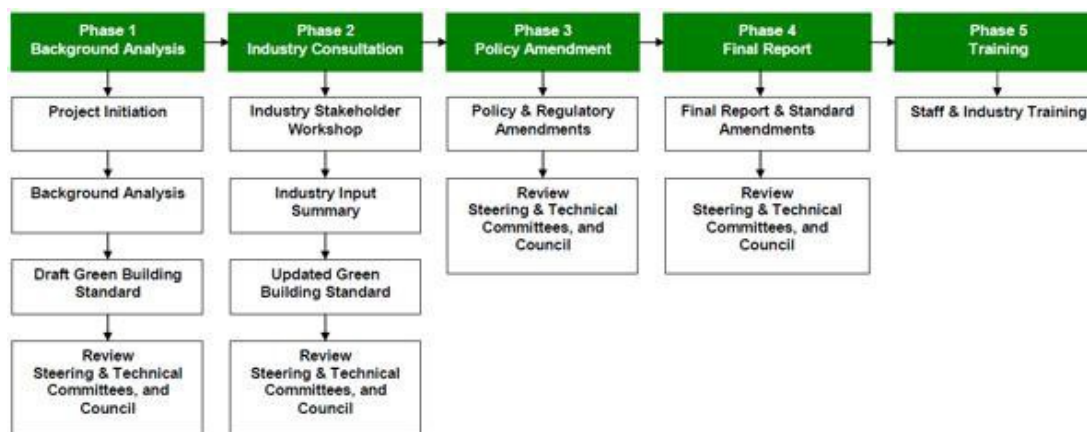
## **BACKGROUND:**

In the course of preparing the Green Development Standards, Council considered several reports:

- PDS-2012-0023: [www.haltonhills.ca/calendars/2012/PDS-2012-0023.pdf](http://www.haltonhills.ca/calendars/2012/PDS-2012-0023.pdf)
- PDS-2012-0045: [www.haltonhills.ca/calendars/2012/PDS-2012-0045.pdf](http://www.haltonhills.ca/calendars/2012/PDS-2012-0045.pdf)
- PDS-2012-0063: [www.haltonhills.ca/calendars/2012/PDS-2012-0063.pdf](http://www.haltonhills.ca/calendars/2012/PDS-2012-0063.pdf)

The Green Development Standards Study is being completed in five phases (Figure 1). Phases 1 to 3 have been completed. The preparation of the final Standard is the key deliverable of Phase 4, followed by Phase 5 with Town staff and industry training.

**Figure 1: Project Phases, Green Building Standard Study**



A significant amount of industry engagement has occurred throughout this project, using a variety of methods. For example, a successful half-day industry workshop was held in April 2012, followed by a presentation to the Halton Chapter of BILD (Building Industry and Land Development Association) in May 2012. This was supplemented by e-mail, e-newsletter, website and Social Media communication. In November 2012,

<sup>1</sup> In prior reports, the subject Study was referred to as the “Green Building Standards Study”. However, as the study progressed and the criteria addressed broader aspects of community development, rather than only being limited to the performance of an individual structure, the Study's name has been updated to the “Green Development Standards Study”.

Town staff and the consultant attended a second meeting of the Halton Chapter of BILD to provide an update on the Standard and gather industry feedback. Additional conversations took place between Town and BILD staff. Going forward, any interested stakeholders will have an additional opportunity to provide input through the *Planning Act* process as proposed Official Plan Amendment No. 19 is processed.

## **COMMENTS:**

### **1. Importance of Green Development Standards**

When appropriately managed, development can result in thriving complete communities that provide a broad range of housing, shopping, recreation and employment opportunities. Development can also contribute to the Town's short and long-term economic and fiscal viability and sustainability.

At the same time, buildings are major consumers of energy, natural resources (e.g. wood products, steel, aggregates) and water. They also generate landfill waste, air pollution and greenhouse gas emissions. Development may also negatively impact the natural environment, while placing demand on municipal infrastructure (e.g. stormwater management and roads).

By applying a practical set of Green Development Standards, the Town can maximize development's many positive attributes while minimizing its potentially negative impacts.

Green development is becoming increasingly common place. The industry is embracing green building technologies, and home buyers and office tenants are increasingly demanding improved building performance. Locally, in Halton Hills, a growing number of buildings/developments, in both the public and private sectors, have or are in the process of implementing various high-performance development/building approaches (e.g. LEED® Town facilities, Meadows in the Glen Low Impact Development subdivision). In addition, a number of recent developments were required to demonstrate compliance with the Town's first generation Green Development Evaluation Checklist, with appropriate criteria having been applied to these projects. The new Standards also align with the Town's practice of elevating the quality of development, including the consideration of sustainable development practices as part of the Vision Georgetown project.

### **2. Status Update**

Since last reporting to Council with the draft policy and regulatory framework for the Green Development Standards Study in late 2012, the Town received additional comments from the Building Industry and Land Development Association (BILD).

BILD has provided formal comments through two letters, dated December 21, 2012 and February 11, 2013. Both letters are attached to this report as Appendix 2 and Appendix 3, respectively. Subsequently, a detailed review of BILD's comments was undertaken

by Town staff and the project consultant, and discussed with the project's Steering and Technical committees. Additional detail on BILD's comments as well as staff's response is provided in Appendix 4 to this report. Where appropriate, the Standards have been updated to address BILD's concerns.

### **3. Project Overview**

Building on the Town's existing award-winning Green Development Evaluation Checklist which has been in place since 2010, the Green Development Standards will put in place a practical, highly flexible and comprehensive „second-generation“ set of criteria that are anticipated to materialize in more sustainable, high-performance and efficient development.

The new Standards are designed to make an appreciable difference in the quality of new development. Aside from the performance of individual structures, the new Standards are also intended to improve broader community design and infrastructure. The new Standards are based on the review of municipal best practices, while being tailored to the local Halton Hills context.

The Standards have been carefully designed to maximize benefits to the Town, the broader community, residents and builders/developers. Anticipated benefits include:

- Energy conservation
- Water conservation
- Improved community design
- More active transportation
- Efficient infrastructure use
- Stormwater management
- Reduced long-term home/building/business operating costs
- Implementation flexibility
- Marketing advantage
- Efficient resource/material use
- Reduced utility costs
- Lower greenhouse gas emissions
- A healthier community
- Improved communication and awareness

Implementation of the Standards will engage applicants early in the application/design process to maximize benefits and awareness, starting with widespread communication of the Standards and discussions at the development pre-consultation stage, followed by communication prior to residential dwellings and non-residential space being occupied.

The new Standards align with, leverage and will advance the objectives of multiple Town plans, including the Strategic Plan, Official Plan, Green Plan, Cycling Master Plan, Community Sustainability Strategy, Mayor's Community Energy Plan, Corporate Sustainable Building Policy, Green Development Evaluation Checklist, Pedestrian

Charter, the Climate Change report prepared by the Town Environmental Advisory Committee, and others.

With its Green Development Standards Study, and the Green Development Evaluation Checklist prior to that, the Town has joined a growing list of municipalities taking steps to improve development standards, including: Oakville, Burlington, Brampton, Toronto, Caledon, East Gwillimbury, Richmond Hill, Vaughan, Mississauga, Pickering, Whitchurch-Stouffville, Markham, Kingston, Scugog, Kitchener and York Region.

#### **4. Final Green Development Standards and Implementation**

This report seeks Council's approval of the final Green Development Standards, attached under separate cover. Highlights of the final Standards and the implementation components include:

##### **4.1 The Standards**

- The Standards are organized into three categories, based on development type:
  - Low-Rise Residential
  - Low-Rise Non-Residential
  - Mid-High Rise (all forms of development)
- The Standards maximize flexibility in numerous ways, including:
  - Nearly all criteria are voluntary, allowing the applicant to select the combination of criteria that best suits a particular project.
  - The point value assigned to each criteria is weighted to account for difficulty, costs, and/or the anticipated environmental/sustainability benefits.
  - In addition to the pre-determined criteria, applicants can achieve additional points by suggesting other innovative features.
  - Demonstrating compliance with applicable Official Plan policies can be achieved without pursuing Building Code related criteria.
  - The minimum number of required points has been set relatively low at about 40%.<sup>2</sup>
- The Standards will generally apply to new applications. In the case of pre-consultations which have occurred prior to the Standards being approved, it is recommended that applicants that attended pre-consultation in the past three years, but have yet to file a formal planning application, be contacted and informed of the Standards. In addition, as appropriate, conditions may be updated for previously filed projects if an extension of their three-year conditions is requested.
- The Standards will apply Town-wide.

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<sup>2</sup> As industry familiarity with the new Standards increases, the minimum point thresholds will be reviewed as part of the two-year review.

- New planning applications for four or more residential lots/units, and industrial, commercial and institutional buildings over 100 square meters are subject to the Standards.
- The Standards do not apply to renovations, expansions, alterations and development consisting of less than four lots.

For each development category, Figure 1 (below), summarizes the maximum number of points available and the minimum required to meet the applicable Standard.

**Figure 1: Flexibility in Criteria Points**

Development Category	Total Available Points	Minimum Required Points	% of required points as a share of the total points available
Low-Rise Residential	82	33	40%
Low-Rise Non-Residential	80	32	40%
Mid to High Rise	88	36	41%

- Allocation of water capacity will be based on demonstrating compliance with applicable Official Plan policies which can be demonstrated through the successful completion of the Standards Checklist(s).
- The new Standards will replace the existing Green Development Evaluation Checklist.

## 4.2 Implementation

- Integrating the Standards into the development review process will require relatively minor updates to the following Town forms:
  - Pre-consultation form
  - OPA/ZBA application form
  - Subdivision/Condominium application
  - Draft Plan of Subdivision
  - Subdivision Agreement
  - Site Plan Application
  - Site Plan Agreement
  - Site Plan Development Guide
- Initially, verification as to whether applicable Standard(s) have been implemented is recommended to be achieved via a „non-verification“ approach, as previously endorsed by the project’s Steering and Technical committees.

That is, while at the pre-consultation stage the applicant will be required to indicate and/or identify which criteria they intend to implement, and subsequently demonstrate (or translate their proposal onto formal development applications)

and/or attach relevant supporting information to their Building Permit application, the Town will not require formal verification that the criteria have been installed.

Commitments to implementation will be secured via various documents including:

- Subdivision Agreements
- Site Plan Agreements
- Building Permit approval

As industry familiarity with the Standards grows, as part of the Standards' two year review, it is anticipated that the Town's approach to verification will be strengthened by requiring some form of verification of compliance. In the meantime, applicants may voluntarily provide third-part compliance certification and, thereafter, be recognized by the Town as "Green Development Champions" (or a similar name).

- Figure 2 illustrates the general implementation process that a typical development application would undergo.

**Figure 2: Green Development Standards Implementation Process**



- Recognizing that the implementation of the Standards will be a new process at the Town, one that requires close collaboration between Town departments and

potentially modified approaches/processes, Town staff anticipate that relatively minor adjustments may need to be made as Town staff begins to process developments subject to the new Green Development Standards.

Through the recommendations of this report, staff request that Town staff be delegated the authority to make minor adjustments to the Standards" criteria and/or the proposed implementation processes without making material changes, subject to the satisfaction of the Director of Planning, Development and Sustainability.

- As part of community and homeowner engagement, the applicant will be required to post a sign on the site indicating that the project will be implementing the Green Development Standard(s).
- To streamline implementation, assistance and recognition to the development industry will be provided by:
  - Launching a Green Development Champion Award
  - Providing on-line resources
  - Organizing an industry working group
  - Identifying a dedicated municipal contact person
  - Reviewing the Standards in two years

#### **4.3 Official Plan Amendment**

- To enhance the Town"s existing Official Plan policies which pre-date the Green Development Standards Study, amendments are proposed to (i) clearly articulate the Town"s expectations with respect to sustainable development; and (ii) integrate the Standards into the planning process. Amendments to the following Official Plan sections are recommended:
  - Community Vision (Section A1)
  - Goals and Strategic Objectives (Section A2)
  - Environmental Management Policies (Part C)
  - Site Plan Control (Section G8)
  - Pre-Consultation and Complete Application Requirements (Section G12)

Appendix 1 contains draft Official Plan Amendment No. 19 which will facilitate the implementation of the Green Development Standards, and serve as a basis for an upcoming public meeting, as per the recommendations of this report.

The wording of the proposed amendment has been modified from the version previously considered by Council as part of earlier reports to address BILD"s comments and avoid potential conflicts with the *Building Code Act*, as appropriate.

- The recommended Official Plan Amendment incorporates relevant amendments made by Bill 51 (Planning and Conservation Land Statute Law Amendment Act)



to the *Planning Act*, specifically changes to Site Plan Control which now give the Town the ability to address certain matters relating to sustainable design (e.g. exterior design of buildings, sustainable design elements such as trees, permeable paving, street furniture, bicycle parking, recycling containers).

## 5. Next Steps

Should the recommendations of this report be approved, the Green Development Standards will be implemented effective June 2, 2014. In addition, staff will proceed to:

- Move forward with the statutory public meeting on June 9, 2014 to obtain comments on the draft Official Plan Amendment No. 19, and to process the same under the *Planning Act* (Appendix 1).
- Update applicable Town forms and applications.
- Hold Town staff and industry training/information sessions.
- Establish industry recognition and implementation support mechanisms, including a Green Development Champion Award, on-line resources and an industry working group.

### **RELATIONSHIP TO STRATEGIC PLAN:**

Sustainability is one of ten Council priorities identified in the Strategic Plan's Action Plan. Hence, the Green Development Standards will enable the Town to fulfill its sustainability objectives, and directly support numerous Strategic Objectives, including:

- A.6: To develop innovative programs and partnerships related to sustainable design and energy efficiency.
- B.5: To conserve energy through community design, land use planning, transportation planning, and the design/retrofitting of public and private buildings.
- G.5: To ensure that new growth contributes in a positive manner to the Town's short and long term economic and fiscal viability and sustainability.

The Green Development Standards also support the following Strategic Actions:

- A.6.(j): Work with developers to facilitate best practices in sustainable design and energy efficiency.
- A.6.(l): Design new neighbourhoods and infill developments using principles of sustainability, and energy and water conservation.

- G.2.(e): Accommodate growth while employing best practices and innovation in energy and water conservation and design.

### **FINANCIAL IMPACT:**

There is no direct financial impact associated with this report at this time.

Nonetheless, Town staff acknowledge that the review of development applications containing features beyond minimum *Building Code* requirements may require additional time. The amount of any additional time that may be required will depend on the criteria selected by each development and whether they will be related to community design planning matters or *Building Code* matters.

Town staff will monitor implementation and report to Council if needed.

### **COMMUNICATIONS IMPACT:**

BILD has been informed that this report will be considered by Council.

Upon their approval, information on the Standards will be shared widely prior to and after June 2<sup>nd</sup> – the date on which the Standards are recommended to be implemented.

### **SUSTAINABILITY IMPLICATIONS:**

By requiring more sustainable and efficient approaches to new development, the Green Development Standards support: (i) healthy and diverse environment; (ii) responsive and effective government; and (iii) resilient economy. The Standards also advance the Vision of the Community Sustainability Strategy as well as numerous themes, including Green Economy, Land Use, Infrastructure, Energy, Natural Heritage, Natural Resources, Water, Air Quality & Greenhouse Gas Emissions, Consumption & Waste Generation, and Biodiversity. There are also linkages to the “Preparing for change in our climate” report prepared by the Town Environmental Advisory Committee.

The new Standards also support several Green Plan recommendations, including #17, 25 and 26 which read as follows:

- *Recommendation #17:* Advocate and partner with Halton Region and Conservation Authorities to develop sustainable practices and standards for new developments such as bio-filters and swales.
- *Recommendation #25:* Create policies to encourage the use of energy efficient appliances, light fixtures, bulbs and water saving devices in the construction of new homes.

- *Recommendation #26:* Host a meeting of developers and builders to discuss better standards for new subdivision development and new home construction to minimize environmental impacts, reduce energy and water consumption.

Lastly, the Standards' objectives align with those being considered for the Vision Georgetown Secondary Plan, as well as complement the Town's own commitment to more efficient development, as demonstrated by Council's approval of a Corporate Sustainable Building Policy for municipal facilities.

### **CONSULTATION:**

Significant stakeholder consultation, including with the development industry, has occurred during the course of the Green Development Standards Study. Going forward, as appropriate, additional consultation will take place through the process of implementing the necessary amendment(s) to the Town's Official Plan, as per the *Planning Act*.

The project's Steering and Technical committees have been engaged throughout the project's duration. These committees allowed for an inter-disciplinary approach and included representation from key stakeholders in Town departments and external agencies.

### **CONCLUSION:**

This report has provided Council with an overview of the final Green Development Standards Study.

Highly flexible, practical and tailored to the Halton Hills context, the new Standards have been designed to make an appreciable difference in the quality of new development and the vibrancy of new communities. Aside from the performance of individual structures, the new Standards are anticipated to improve broader community design and infrastructure, and translate into tangible economic, environmental and socio-cultural benefits.

Respectfully submitted,

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Damian Szybalski, M.Sc.PI, MCIP, RPP  
Manager of Sustainability

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John Linhardt, M.PI., MCIP, RPP  
Director of Planning, Development  
and Sustainability

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David Smith  
Chief Administrative Officer

**APPENDIX 1 to Report No. PDS-2014-0022**  
**-Proposed Draft Official Plan Amendment No. 19-**



**BY-LAW NO. 2014-**

A By-law to adopt Amendment No. 19 to the Official Plan of the  
Town of Halton Hills  
Green Development Standards

**WHEREAS** the Council of the Corporation of the Town of Halton Hills, is empowered to enact this By-law by virtue of the provisions of the Planning Act, 1990, R.S.O., c. P 13, as amended;

**AND WHEREAS** the regional Municipality of Halton, as the approval authority, has exempted this Official Plan Amendment from their approval;

**AND WHEREAS** on Date, Council for the Town of Halton Hills approved/adopted Report No. Report Number, dated Date of Report, in which certain recommendations were made relating to the Halton Hills Green Development Standards Study.

**NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:**

1. That Amendment No. 19 to the Official Plan of the Town of Halton Hills, being the attached text and schedules is hereby adopted;
2. That the Town Clerk is hereby authorized to circulate the Official Plan Amendment as provided for by the Planning Act regulating the appeal process.

**BY-LAW** read and passed by the Council for the Town of Halton Hills this      day of  
, 2014.

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MAYOR – Rick Bonnette

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TOWN CLERK – Suzanne Jones

AMENDMENT NO. 19  
TO THE OFFICIAL PLAN  
FOR THE TOWN OF HALTON HILLS

Town of Halton Hills  
Green Development Standards Study and Policies

DRAFT

AMENDMENT NO. 19

TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A – THE PREAMBLE does not constitute part of the Amendment.

PART B – THE AMENDMENT, consisting of the following text and schedules, constitutes Amendment No. 19 to the Official Plan for the Town of Halton Hills.

PART C – THE APPENDICES - does not constitute part of the Amendment, but is included for information purposes only.

DRAFT

AMENDMENT NO. 19 TO THE OFFICIAL PLAN  
OF THE TOWN OF HALTON HILLS

The attached text and schedules constitute Amendment No. 19 to the Official Plan of the Town of Halton Hills, which was adopted by the Council of the Town of Halton Hills by By-law 2014-\_\_\_\_\_ in accordance with the provisions of the Planning Act, 1990, R.S.O., c.P. 13, as amended;

THE CORPORATION OF THE TOWN OF HALTON HILLS

\_\_\_\_\_  
MAYOR – R. Bonnette

\_\_\_\_\_  
CLERK – S. Jones

DRAFT

## Part A – The Preamble

### 1. Purpose of the Amendment

The purpose of this Amendment is to implement the recommendations resulting from the Town of Halton Hills Green Development Standards Study. The Amendment facilitates the implementation of sustainable development practices through enhanced performance related to energy conservation, water conservation, air quality, waste management, transportation, community design, natural environment, innovation and communication. It also advances relevant goals of the Halton Hills Integrated Community Sustainability Strategy, *Imagine Halton Hills*. The Amendment makes amendments to sections "A1 The Community Vision"; "A2 Goals and Strategic Objectives"; "Part C – Environmental Management Policies"; "G8 Site Plan Control", and "G12 – Pre-Consultation and Complete Application Requirements".

### 2. Location

Amendment No. 19 applies Town-wide.

The intent is for Green Development Standards to be considered as part of the comprehensive Vision Georgetown planning process.

### 3. Basis of the Amendment

Buildings are major users of energy and natural resources. They generate waste, air pollution, greenhouse gas emissions, and impact the health and productivity of residents, workers and visitors.

Recognizing this, in 2010, Town of Halton Hills Council approved a 'first-generation' Green Development Evaluation Checklist. This award-winning Checklist has been applied to new major ground-related residential projects. Proponents were required to review and complete the Checklist, and demonstrate compliance to the fullest extent feasible based on best industry practices. The Town's conditions for water servicing allocation were amended to require compliance with the Green Development Evaluation Checklist.

Building on the Green Development Evaluation Checklist, the Green Development Standards Study and the associated Official Plan Amendment No. 19 respond to the following:

- Limitation of the existing Green Development Evaluation Checklist, specifically:
  - Application only to new major ground-related residential projects.
  - Focus on the function of individual dwellings rather than on broader community design.
  - Compliance verification limitations.
- Need to clearly articulate the Town's expectations with respect to sustainable development as an outcome of the Green Development Standards Study, and integrate the same into the planning process;
- Need for a more comprehensive set of sustainable high-performance development criteria that fully address the objectives of the Halton Hills Official Plan;
- Need to incorporate relevant amendments made by Bill 51 (Planning and Conservation Land Statute Law Amendment Act) to the *Planning Act*, specifically changes to Site Plan Control provisions which now give the Town of Halton Hills



the ability to address certain additional matters relating to sustainable design.

To reflect recommendations of the Green Development Standards Study and meet objectives of the Halton Hills Official Plan, Amendment No. 19 makes changes to:

- o Community Vision (Section A1)
- o Goals and Strategic Objectives (Section A2)
- o Environmental Management Policies (Part C)
- o Site Plan Control (Section G8)
- o Pre-Consultation and Complete Application Requirements (Section G12)

DRAFT

## Part B – The Amendment

All of this part of the document entitled **PART B – THE AMENDMENT**, consisting of the following text and schedules, constitutes Amendment No. 19 to the Official Plan for the Town of Halton Hills.

### Details of the Amendment

The Official Plan of the Town of Halton Hills is hereby amended as follows:

1. That Section A1 be amended by adding the following at the end of the current Section A1:

“The Town is taking numerous steps towards achieving a sustainable community through a variety of successful initiatives and sustainable development is an important component of that. Sustainable development is often defined as development meeting the needs of the present without compromising the ability of future generations to meet their own needs. The benefits of sustainable development are a reduction in the environmental footprint through a variety of measures that include improving water, energy and land consumption, reducing construction waste and contaminants, and improving air quality and the natural environment. As part of achieving a sustainable community there has been recognition of the need for sustainable building and development practices to use fewer resources during the construction process, and to reduce the greenhouse gas emissions and long term operating costs of buildings.”
2. That a new section A2.11 be added as follows:

**“A2.11 Sustainable Community Development**

**A2.11.1 Goal**

To promote community development in a manner that is sustainable for present and future generations.

**A2.11.2 Strategic Objectives**

  - a) To develop an energy efficient mix of land uses in urban areas to create vibrant, complete and healthy communities.
  - b) To reduce consumption of energy, water, land and other non-renewable resources.
  - c) To promote sustainable site and building design and construction techniques in new development that reduce energy and water consumption, improve air and water quality, encourage alternative modes of transportation, provides for enhanced natural environment conditions, and improve waste management.
  - d) To promote a total and per capita reduction in energy and water consumption in all sectors by encouraging retrofitting of existing buildings and facilities.”
3. That a new Section C1.s) be added as follows:

“s) Identify means for ensuring that new development is built in a more sustainable manner, including the implementation of green development standards.”

4. That a new Section C18 be added as follows:

**\*C18 GREEN DEVELOPMENT**

To ensure that the goals and strategic objectives of this Plan to facilitate sustainable development practices are addressed through development applications, all development applications in the Town shall promote the following goals through use of technologies, innovations, features, landscaping, site plans, subdivision plans and any other means available to the developer:

- Energy conservation;
- Water conservation;
- Air quality;
- Waste management; and
- Transportation and/or Community Design.

**C18.1**

A development application will be deemed to have met the above goals if it meets the requirements of the Green Development Standards adopted by Council, from time to time, to provide detailed direction for the implementation of this policy."

5. That Section G8 be amended by adding the following at the end of the first paragraph:

"Prior to the consideration of an application for Site Plan Control approval, Council shall be satisfied that the proposal conforms to Section 41(4) of the Planning Act, as amended."

6. That a new Section G12.3.o) be added as follows:

"o) Green Development Standards Checklist. The intent is to demonstrate that the development meets the goals of the Official Plan to provide for sustainable building and development and to be consistent with Section C18 of this Plan."

PART C  
THE APPENDICES

DRAFT

**Table 1: Green Development Standards Study – Reports to Council**

Report	Title
PDS-2011-0057	Green Building Standard Study - Terms of Reference <a href="http://haltonhills.ca/calendars/2011/PDS-2011-0057.pdf">http://haltonhills.ca/calendars/2011/PDS-2011-0057.pdf</a>
PDS-2012-0023	Draft Background Discussion Paper and Standard <a href="http://haltonhills.ca/calendars/2012/PDS-2012-0023.pdf">http://haltonhills.ca/calendars/2012/PDS-2012-0023.pdf</a>
PDS-2012-0045	Industry Feedback & Updated Green Building Standard <a href="http://haltonhills.ca/calendars/2012/PDS-2012-0045.pdf">http://haltonhills.ca/calendars/2012/PDS-2012-0045.pdf</a>
PDS-2012-0063	Proposed Policy and Regulatory Framework (Implementation Strategy) <a href="http://haltonhills.ca/calendars/2012/PDS-2012-0063.pdf">http://haltonhills.ca/calendars/2012/PDS-2012-0063.pdf</a>
PDS-2014-0022	Final Green Development Standards Study <a href="http://haltonhills.ca/initiatives/GreenBuildingStudy.php">http://haltonhills.ca/initiatives/GreenBuildingStudy.php</a>

**Table 2: Green Development Standards Study – Supporting Documents**

Title	Date
Draft Background Discussion Paper <a href="http://haltonhills.ca/initiatives/pdf/greenplan/Discussion_Paper_Apps_draft_02-28-2012.pdf">http://haltonhills.ca/initiatives/pdf/greenplan/Discussion_Paper_Apps_draft_02-28-2012.pdf</a>	February 2012
Background Discussion Paper <a href="http://haltonhills.ca/initiatives/pdf/greenplan/DiscussionPaperJune2012.pdf">http://haltonhills.ca/initiatives/pdf/greenplan/DiscussionPaperJune2012.pdf</a>	June 2012
Implementation Strategy <a href="http://haltonhills.ca/initiatives/pdf/greenplan/HHGBSImplementationStrategy082012.pdf">http://haltonhills.ca/initiatives/pdf/greenplan/HHGBSImplementationStrategy082012.pdf</a>	August 2012
Final Report: Green Development Standards Study – PDS-2014-0022	April 2014
Draft Official Plan Amendment No. 19	April 2014

**APPENDIX 2 to Report No. PDS-2014-0022**  
**-BILD letter dated December 21, 2012-**



December 21, 2012

Mayor R. Bonnette and Members of Council  
The Town of Halton Hills  
1 Halton Hills Drive  
Halton Hills, ON  
L7G 5G2

Dear Mayor Bonnette and Members of Council,

*Re: Green Building Standards Implementation Strategy*

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The Building and Land Development Association (BILD) is in receipt of the Town of Halton Hills *Green Building Standards Proposed Policy and Regulatory Framework* (August 2012) (“Implementation Strategy”), being a policy and regulatory framework for green development standards that has been received in draft by Town Council. We are advised that the Implementation Strategy is intended to be finalized in January 2013. As outlined in the Implementation Strategy, the Town intends to implement mandatory green construction standards (“Green Building Standards”) in the municipality.

BILD is committed to promoting sustainable communities and environmentally conscious development. BILD further supports the goals and objectives of legislation and policies that provide uniform province-wide green building standards, and notes that the Ontario *Building Code Act* is legislation that has been carefully designed for the purpose of providing a clear set of uniform construction requirements to home builders in Ontario.

BILD is therefore concerned with the Town's proposal to implement mandatory green development requirements in conflict with provincial legislation, and submits the following comments and concerns respecting the Green Building Standards Implementation Strategy and the Town's intended course of action for your consideration.

- The Town is proposing to amend its Official Plan to incorporate references to the Green Building Standards in the “Community Vision” and “Goals and Strategic Objectives” sections, and to create a new clause which would state that the Town “will develop Green Building Standards in consultation with the development industry and outside agencies to ensure that the goals and strategic objectives of this Plan to facilitate sustainable development practices are addressed through development applications.” While BILD appreciates that the language of the proposed amendment references a requirement to develop the standards in consultation with the development industry, BILD is nonetheless concerned with the intention to amend the Official Plan to impose standards that are not clearly enumerated in the Plan itself, but, rather, would be incorporated by reference without any indication of the industry or public's ability to challenge such external document (and with the potential for such external document to be unilaterally

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[www.gtbica.ca](http://www.gtbica.ca)

amended by the Town). As a result, the proposed method of amending the Town's Official Plan would be inappropriate on the grounds of being vague, unclear and uncertain to the public.

- The alternative course of action of amending the Official Plan to clearly enumerate the Green Building Standards that the Town intends to impose, would similarly be inappropriate and contrary to the Town's legal jurisdiction. Plainly put, the Town cannot legislate more onerous construction standards than those found in the Ontario *Building Code*. Not only does the *Municipal Act* confirm that any municipal by-law will be without effect where it conflicts with a provincial or federal *Act*, but the *Building Code Act* itself also contains an express provision that the *Act* supersedes all municipal by-laws respecting the construction and demolition of buildings. Therefore, any by-law purporting to implement Green Building Standards beyond those found in the *Building Code* would be superseded pursuant to the *Building Code Act* and rendered void by the *Municipal Act*, including the by-law to enact the Official Plan Amendment that contains an enumeration of the Town's intended Green Building Standards.
- It would appear that the Town is aware of its inability to legislate higher construction standards than those found in the *Building Code Act*, by virtue of acknowledgements to this effect in both the Implementation Strategy and related discussion papers. However, the above-noted proposed amendments to the Official Plan and enforcement of related requirements at the development application and agreement stage would have the effect of circumventing the *Building Code* requirements. For the reasons set out above, BILD is of the view that amending the Official Plan as required would not be enforceable in law. Similarly, the Town can only impose requirements at the development application stage if such requirements are contained within the Official Plan. In the absence of the Town's ability to amend the Official Plan in this regard, the Town cannot legally impose adherence to the Green Building Standards as a prerequisite to having submitted a "complete" development application (by requiring the completion of a "Green Building Standards Checklist"), nor can the Town properly enforce a requirement in a development agreement that is outside its authority to impose pursuant to the *Planning Act*.

BILD notes that the Ontario *Building Code* is provincial legislation that has been carefully formulated through a transparent process that emphasized objective research and public consultations. Moreover, it is notable that the *Building Code* was amended in January 2012 to require that construction meets greater energy efficiency and green development standards.

BILD has consistently supported sustainable development and green building standards, but notes that such policies must be balanced with the ability to providing affordable housing and choice to Ontario's population. While efforts to promote a high standard of green development are desirable, any such promotion should be effected by the various means of implementing incentive plans to encourage voluntary (as opposed to mandatory) participation in standards that achieve greater efficiency than the legally mandated requirements as set out in provincial or federal legislation. BILD would be pleased to engage in more direct reviews and consultations with the Town to determine the many options at the Town's disposal to encourage and foster green development.

For the reasons set out in this letter, BILD respectfully submits that further consultation with the development industry is required before Town Council approves the final Implementation Strategy and proceeds with its proposed amendments to the Official Plan as outlined therein.

On behalf of the BILD Halton Chapter, thank you for the opportunity to comment. BILD looks forward to a cooperative dialogue with the Town regarding these issues in January, and request that the Town provide us with notice of any actions in this regard.

Sincerely,



Paula J. Tenuta, MCIP, RPP  
Vice President, Policy & Government Relations

*Cc: John Linhardt, Director of Planning, Development and Sustainability  
Damian Szybalski, Sustainability Coordinator  
David Smith, Chief Administrative Officer  
Slavica Josipovic, Manager of Building Services & Chief Building Official  
Blair Wolk, BILD Halton Chapter Co-Chair  
Glenn Welling, BILD Halton Chapter Co-Chair*



**APPENDIX 3 to Report No. PDS-2014-0022**  
**-BILD letter dated February 11, 2013-**



February 11, 2013

Mayor R. Bonnette and Members of Council  
The Town of Halton Hills  
1 Halton Hills Drive  
Halton Hills, ON  
L7G 5G2

Dear Mayor Bonnette and Members of Council,

**Re: Green Building Standards Implementation Strategy**

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The Building Industry and Land Development Association (BILD) thanks staff for meeting with us on January 16<sup>th</sup> and recognizes the town's position on sustainability, as we all work to find ways to build more efficiencies into the land development and home builder industry. We offer the following comments regarding the Town of Halton Hills proposed *Green Building Standards Implementation Strategy* and once again thank you for the opportunity to be engaged on this initiative.

BILD remains committed to promoting sustainable communities and environmentally conscious development. In fact, a number of industry-accepted channels have been developed for the purpose of improving access for builders and developers to sustainable building-practice initiatives.

That being said, the Ontario *Building Code Act* is legislation that has been carefully designed for the purpose of providing a clear set of uniform construction requirements to home builders in Ontario, and BILD continues to support the view that any proposed recommendations above *The Act* be brought forward under the principle of *voluntary participation*.

BILD remains concerned with the Town's proposal to implement mandatory green development requirements in conflict with provincial legislation, and once again submits the following comments and concerns respecting the *Green Building Standards Implementation Strategy* and the Town's intended course of action for your consideration.

- The Town is proposing to amend its Official Plan to incorporate references to the Green Building Standards in the "Community Vision" and "Goals and Strategic Objectives" sections, and to create a new clause which would state that the Town "*will develop Green Building Standards in consultation with the development industry and outside agencies to ensure that the goals and strategic objectives of this Plan to facilitate sustainable development practices are addressed through development applications.*" While BILD appreciates that the language of the proposed amendment references a requirement to develop standards in consultation with the development industry, BILD remains concerned that this amendment would thusly impose standards not clearly enumerated in the Plan itself. We remain of the view that the standards would be incorporated

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by reference without any indication of the industry or public's ability to challenge such an external document (and with the potential for such an external document to be unilaterally amended by the Town). As a result, the proposed method of amending the Town's Official Plan would be inappropriate on the grounds of being vague, unclear and uncertain to the public.

- The alternative course of action of amending the Official Plan to clearly enumerate the proposed Green Building Standards would similarly be inappropriate and contrary to the Town's legal jurisdiction. Plainly put, the Town cannot legislate more onerous construction standards than those found in the Ontario *Building Code*. Not only does the *Municipal Act* confirm that any municipal by-law will be without effect where it conflicts with a provincial or federal *Act*, but the *Building Code Act* itself also contains an express provision that the *Act* supersedes all municipal by-laws respecting the construction and demolition of buildings. Therefore, any by-law purporting to implement Green Building Standards beyond those found in the *Building Code* would be superseded pursuant to the *Building Code Act* and rendered void by the *Municipal Act*, including the by-law to enact the Official Plan Amendment that contains an enumeration of the Town's intended Green Building Standards.

BILD notes that the Ontario *Building Code* is provincial legislation that was carefully formulated through a transparent process which emphasized objective research and public consultation. Moreover, it is notable that the *Building Code* was amended in January 2012 to require that construction meet greater energy efficiency and green development standards.

- It would appear that the Town is aware of its inability to legislate higher construction standards than those found in the *Building Code Act*, by virtue of acknowledgements to this effect in both the Implementation Strategy and related discussion papers. However, the above-noted proposed amendments to the Official Plan and enforcement of related requirements at the development application and agreement stage would have the effect of circumventing the *Building Code* requirements. For the reasons set out above, BILD is of the view that any amendment to the Official Plan would not be enforceable in law. As the Town can only impose requirements at the development application stage if such requirements are contained within the Official Plan, the Town cannot legally impose adherence to the Green Building Standards as a pre-requisite to having submitted a "complete" development application (by requiring the completion of a "Green Building Standards Checklist"), nor can the Town properly enforce a requirement in a development agreement that is outside its authority to impose pursuant to the *Planning Act*.

The Town of Halton Hills is clearly invested in the attraction and retention of residents and families who can support the economic drivers critical to its prosperity. BILD has consistently supported sustainable development and green building standards, but we note that such policies must be balanced with the ability to maintain *housing affordability* and choice to Ontario's population.

Having considered the *Low Rise Residential Green Development Standards* 'checklist', and having met with staff on the supposed method by which the standards could be applied, BILD remains concerned that dollar-for-dollar, the costs to implement many of the Standards remain unclear and potentially unreasonable when we consider housing affordability. In addition, the ambiguity of the proposed Standards and the lack of clear implementation guidelines is very concerning to BILD members.

There are a number of notable checklist items that we continue to have questions about and they include, but are not limited to (listed in conjunction with applicable *Green Building Standards Study Implementation Strategy* checklist numbering):

#### Energy

2. While Energy Star compliance is an industry acceptable framework, how will the rating of screw-in type light fixtures work? We understand it is possible for fluorescent fixtures, but not typical fixtures that can accept screw in lamps (CFL, LED or incandescent).
3. Individual solar panels on street light posts could be a potential theft or vandalism target. Would the municipality cover the costs of theft or vandalism during the maintenance period?
4. Occupancy Sensors may be appropriate in some areas (bedrooms, halls, utility, laundry, kitchen) but not in living rooms where the lights may be turned off when people are sitting still. Has the application of such a recommendation been considered in this instance?
5. Zonal HVAC adds significant cost to a house. The Town has previously agreed the zonal HVAC would likely only be beneficial in large homes. The concern BILD has, is that if it is already acknowledged that zonal HVAC is only suitable to large homes, this means there are automatically 3 points that are not available to subdivisions with standard size or smaller homes.
6. Recommendation for supply-on-demand water heating and hot water recirculation systems will add significant complexity plumbing systems and increase plumbing installation costs by as much as 50%.
8. Outdoor clothesline location chosen during building permit would almost definitely conflict with potential homeowner rear yard landscaping.
10. There is the potential for significant cost implications when we consider achieving solar efficiency through site layout and building orientation and would only be possible in very rare situations. The physical constraints of most sites, such as the site boundary and environmental features, will dictate the most efficient use of land (required by the PPS). There could easily be a 10 – 15 lot difference between an efficient lotting/road pattern and one that provides for passive solar gain. This is an enormous cost to the developer and builder and could result in less overall density.

#### Water

3. The provision of rough-in plumbing for future on-site water reuse could amount to a significant increase for plumbing costs and complexity issues – particularly if implemented in conjunction with a recirculation system.
4. Acknowledging the Region will require all new developed residences be provided with a rain barrel (one per unit), only some townhouse units will have downspouts, which means an automatic loss of these points for all townhouse developments.
6. If providing 'high quality top soil' will the specific pH and organic material content as stated, be tested? If so, at whose cost?

#### Community Design

5. Where the block perimeter exceeds 400m, there is no need for a mid-block walkway unless there is a destination (park, school, trail connection, etc) that can be reached by this route. This would therefore be impractical criteria to implement in many development situations.
6. Will the Town/Region provide regular waste collection for any receptacles that are provided? How would this ad-hoc receptacle maintenance work if the checklist is applied in a menu-type framework? Also, with the new bag limit Halton Region is implementing this spring, the

receptacle locations may be subject to illegal dumping. Has the Town considered how it plans to manage this?

Air Quality

2. The criteria for providing increased planting as a reflection of parking space requirements is too rigid and does not provide an allowance for severely constrained sites.

Appreciating the above, BILD's commitment to sustainability is noted through our partnership with EnerQuality. EnerQuality ([www.enerquality.ca](http://www.enerquality.ca)) designs and delivers green building programs to the residential development and construction industry and was founded as a partnership between the Canadian Energy Efficiency Alliance (CEEAA) and the Ontario Homebuilders' Association (OHBA). As is BILD's position, EnerQuality programs such as ENERGY STAR for New Homes, GreenHouse Certified Construction and a new program under development for mid- and high-rise buildings, are voluntary and third-party certified. They are designed to encourage and support developers, builders and renovators improve building performance and reduce the environmental impact of housing.

BILD would be more than happy to create an opportunity whereby The Town of Halton Hills Council and staff can become more familiar with EnerQuality Programs that all work to achieve sustainability goals while streamlining the performance verification process.

In regard to the town's proposed numerical scoring system, we remain unclear on the value which will satisfy the Town's proposed standard checklist requirements as part of a complete application. The final number of points that will be required should be clearly communicated to the industry with time allowed for quantification of the value by the industry to ensure it is reasonable and achievable.

Lastly, BILD is very open to the discussion of municipal *incentives* to promote sustainable developments and green building. If the home building and development industry are provided with various incentives, this approach will assist the Town with its objectives, while not forcing standards on those who may choose to use other sustainable development practices and programs for their projects. Any discussion of green programs should be part of an incentive package, where the builder or developer can make the proper business decision for its product and customers. These incentives could range, for example, from streamlined approvals, the prioritization of "green applications", to reduced or deferred development charges or building permit fees for voluntary green initiatives.

BILD is committed to promoting sustainable development and green building (new and renovation), as well as housing affordability and choice, which is an objective that impacts our philosophical approach to sustainable development and green building. *As such BILD has significant concerns with the Town's proposal to REQUIRE and govern green building standards and will continue to advocate that the Town's proposed green building standards only be implemented on a voluntary basis.*

For the reasons set out in this letter, BILD respectfully submits that continuous consultation with the development industry occur in line with any Implementation Strategy and/or amendment to the Official Plan as outlined therein.

On behalf of the BILD Halton Chapter, thank you for the opportunity to comment. BILD looks forward to a cooperative dialogue with the Town going forward, and request that the Town provide us with notice of any actions in this regard.

Sincerely,



Paula J. Tenuta, MCIP, RPP  
Vice President, Policy & Government Relations

Cc: *John Linhardt, Director of Planning, Development and Sustainability*  
*Damian Szybalcki, Sustainability Coordinator*  
*David Smith, Chief Administrative Officer*  
*Slavica Josipovic, Manager of Building Services & Chief Building Official*  
*Glenn Wellings, BILD Halton Chapter Co-Chair*

**APPENDIX 4 to Report No. PDS-2014-0022  
 - BILD Comments and Town Staff Response-**

BILD Comments	Town Staff Response
<p>While BILD is committed to promoting sustainable and environmentally conscious development, it supports development that meets the requirements of the Ontario <i>Building Code Act</i> which sets out province-wide building standards.</p>	<p>The Halton Hills Green Development Standards are tailored for the local context. They align with and support the implementation of numerous Town objectives, including those found within the Strategic Plan, Community Sustainability Strategy, Green Plan, Mayor’s Community Energy Plan, and the community development objectives being considered via Vision Georgetown. The Standards also complement the Corporate Sustainable Building Policy which elevates the performance of the Town’s own facilities. Moreover, the Standards build on the first generation of the Green Development Evaluation Checklist which was approved by Council in 2010.</p>
<p>BILD is concerned with the Town’s proposal to implement a mandatory Green Building Standard which, BILD asserts, would be in conflict with provincial legislation such as the <i>Building Code Act</i> which sets the minimum required building standards. BILD notes that the Town’s Green Building Standard would exceed the <i>Building Code</i>.</p>	<p>The Town has access to tools which can support the Standard’s implementation. For example, under Section 51(24)(1) of the <i>Planning Act</i>, the Town, in considering a plan of subdivision, can have regard to the extent to which the plan’s design optimizes the available supply, means of supplying, efficient use and conservation of energy. In addition, Section 2 of the <i>Planning Act</i> references the “supply, efficient use and conservation of energy and water” as a matter of provincial interest. Section 147 of the <i>Municipal Act</i> notes that a municipality may “...provide, arrange for or participate in an energy conservation program...”</p> <p>The new Provincial Policy Statement (2014), which provides policy direction on land use matters of provincial interest, contains numerous policies that align with the objectives of the Green Development Standards. For example, there are references to “planning for strong, sustainable and resilient communities...”, “efficient development patters...”, “promoting development and land use patterns that conserve biodiversity and consider the impacts of climate change...”, and the wise use and management of resources.</p> <p>The Standards’ implementation will require an Official Plan Amendment. Proposed amendments to the Official Plan’s “Community Vision”, “Strategic</p>

	<p>Objectives” and parts of the “Environmental Management Policies” section are considered appropriate for a policy document.</p> <p>To further address BILD’s concern, modifications to section C18 (new policy) of the “Environmental Management Policies” section, and G12 (new policy G12.3 o) of the “Pre-consultation and Complete Application Requirements” section are recommended to avoid potential conflicts with the <i>Building Code Act</i>.</p> <p>In addition, the Standards have been modified to make it possible to meet the Town’s sustainable development objectives without the need to select <i>Building Code</i>-related items.</p>
<p>The Town should not amend its Official Plan to include references to the Green Building Standard(s) since such an amendment would mean that the Standard is „outside” of the Official Plan and hence not subject to appeal.</p>	<p>It is relatively common for Official Plans to reference external guidelines and standards.</p> <p>Proposed amendments to the Town’s “Community Vision”, “Strategic Objectives” and parts of the “Environmental Management Policies” section are considered appropriate for a policy document.</p> <p>To further address BILD’s concern, modifications to section C18 (new policy) of the “Environmental Management Policies” section, and G12 (new policy G12.3 o) of the “Pre-consultation and Complete Application Requirements” section are recommended to avoid potential conflicts with the <i>Building Code Act</i>. This wording has been included in the proposed Official Plan Amendment No. 19.</p>
<p>The Town cannot make the completion of the Green Building Standards Checklist a condition of deeming a development application complete since the Official Plan Amendments necessary to implement such a requirement, in BILD’s opinion,</p>	<p>As stated above, with modifications to the proposed Official Plan policies, Town staff is of the opinion that BILD’s concern is addressed.</p>

<p>conflict with the <i>Building Code</i>.</p>	
<p>While BILD supports sustainable development and green building standards, such standards must be balanced with affordable housing needs.</p>	<p>In developing the Green Development Standards, consideration was given to affordability – in particular as it relates to the long-term affordability of housing and building occupancy.</p> <p>Although not a comment on the Town’s Green Development Standards, Canada Housing and Mortgage Corporation (CMHC) noted that: “...although energy-efficient housing can cost up to 10 percent more than conventional housing, the additional outlay is a one-time cost that lowers ongoing operating costs, which ultimately makes the house more affordable; total home energy usage can be reduced by up to 60 per cent when a home is built with energy-efficient measures, and the increased cost of construction will pay for itself within five to eight years...”</p> <p>CMHC also notes that “...energy-efficient features are effective as an affordability strategy in most housing styles or types, and can be incorporated into multi-unit buildings as well as single-detached homes...”; and [that] “...Energy-efficient housing can be achieved at costs well within the accepted limits for affordability, while resulting in annual operating cost savings that contribute to affordability over the life of the building.”</p> <p>Energy is a significant home operating cost. Therefore, taking steps to reduce such costs through more efficient construction can assist with the ongoing long-term home operating costs. According to Natural Resources Canada, in an average home, 60% of energy is used for space heating, 20% for water heating, 10% for appliances, 5% for lighting and 5% for space cooling. The Green Development Standards address the efficiency of all these major energy-consuming systems.</p> <p>In addition, Town staff note that the Standards have been designed to provide significant flexibility, allowing builders to tailor the Standards’ criteria to their specific developments. Therefore, provided that the minimum point threshold is met, a builder can implement the features that are most appropriate for their</p>



	<p>project, including their consideration of the target market and any relevant affordability considerations.</p> <p>Recognizing the benefits of efficient housing, some banks offer „green“ or „eco“ mortgages“. When using CMHC insured financing to purchase an energy-efficient home, CMHC offers discounts on the insurance premium.</p> <p>Beyond the individual dwelling, more efficient development results in better community design and has the potential to reduce infrastructure costs (which benefits the wider community), and results in healthier and thriving communities.</p>
<p>Implementation of green building standards in excess of the <i>Building Code</i> should be done on a voluntary basis, including through the use of incentives.</p>	<p>Town staff acknowledge BILD’s preference for voluntary „green“, „sustainable“ or „high-performance“ development standards. However, since a voluntary approach would create uncertainty in terms of achieving the Standard’s objective of elevating new development’s performance, it has not been selected as the preferred approach by the project’s Technical and Steering committees, as well as by Council.</p> <p>Instead, based on earlier industry feedback and the need to maximize flexibility, the Standards offer a broad range of criteria that a builder can select from and tailor for a specific project.</p> <p>With respect to incentives such as Development Charge rebates, although these were initially considered as part of the Green Development Standards project, they have not been carried forward since the Standards have been re-designed to maximize flexibility by enabling builders to select from a wide spectrum of criteria and associated points. Further, the minimum points threshold has been set low at only about 40%, making achievement of compliance practical.</p> <p>In addition, to assist with implementation, it has been recommended that the Town provide on-going support to the development industry. This assistance may include (i) providing on-line resources; (ii) establishing a working group</p>

	<p>with industry stakeholders; (iii) creating a designated municipal contact person to offer technical assistance; and (iv) establishing a “Green Development Champion Award” to recognize leaders in sustainable development.</p>
<p>BILD requests further industry consultation.</p>	<p>A significant amount of industry consultation and engagement has occurred throughout this project, using a variety of methods. For example, a successful half-day industry workshop was held in April 2012, followed by a presentation to the Halton Chapter of BILD in May 2012. This was supplemented by e-mail, e-newsletter, website and Social Media communication. In November 2012, Town staff and the consultant attended a second meeting of the Halton Chapter of BILD to provide an update on the Standards and gather industry feedback. Additional conversations took place between Town and BILD staff.</p> <p>Upon the Standards” approval, a training/information session for interested development industry representatives will be held. In addition, any interested stakeholders will have an opportunity to provide input through the <i>Planning Act</i> process as the proposed Official Plan Amendment is advanced.</p>
<p>BILD is concerned with a lack of clear implementation guidelines.</p>	<p>Town staff note that the Green Development Standards clearly stipulate that compliance would be achieved by the applicant demonstrating achievement of the prescribed minimum point threshold by implementing whatever criteria (and their associated points) is suitable for a given project.</p>
<p>BILD has provided feedback on several criteria that make up the Standard.</p>	<p>This feedback was useful and has been reviewed. The final Green Development Standards being presented to Council incorporate BILD’s suggestions/comments, as appropriate.</p>
<p>BILD is of the opinion that the criteria scoring system is unclear.</p>	<p>The points assigned to each criteria are based on the anticipated benefits, and the difficulty or costs associated with implementing each criteria. The Green Development Standards clearly state the minimum point threshold for low-rise residential, low-rise non-residential and mid to high-rise development.</p>