



THE CORPORATION  
OF  
THE TOWN OF HALTON HILLS

Resolution No.:

Title: Update to Ontario Building Code

Date: March 25, 2024

Moved by: Councillor J. Fogal

Seconded by: Councillor B. Inglis

Item No.

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**WHEREAS** the Province stated in February 2022 that it planned to transition certain municipal green building standards related to building construction into the Ontario Building Code by the summer of 2023;

**AND WHEREAS** the Province has consulted on advancing harmonization of energy efficiency requirements in buildings by aligning Ontario's Building Code with National Code tiers as minimum energy efficiency requirements in the next edition of the Code in 2024;

**AND WHEREAS** buildings with better energy performance provide owners and occupants with lower energy bills, improved building comfort, reduce community greenhouse gas emissions, improve resiliency from power disruptions that are expected to be more common in a changing climate, tackling both inequality and energy poverty;

**AND WHEREAS** ensuring that all new buildings in the Province of Ontario are built to the highest energy efficiency means that they will not need expensive retrofits in the future, unlike existing buildings, and the cost of heating and cooling these buildings will be reduced from the moment they are first occupied;

**AND WHEREAS** the building sector is a major driver of energy demand and source of emissions;

**AND WHEREAS** The Town of Halton Hills began implementing its Green Development Standards in 2010 and implemented its third upgraded version on June 15<sup>th</sup> 2021, with the objective to elevate the sustainability performance of new developments, through a focus on energy performance, water efficiency, protection of the natural environment and assets, use of native plants, increased resiliency and improved transportation options;

**AND WHEREAS** over approximately 1400 residential units and 2,000,000 square feet of non-residential development have already successfully implemented the Town's Green Development Standards;

**AND WHEREAS** Toronto, Brampton, Richmond Hill, Vaughan, Pickering, Whitby, King, Markham and Ajax have all implemented Green Development Standards;

**AND WHEREAS** the municipalities of Mississauga, Caledon, Ottawa, Hamilton, Grey County, Waterloo Region and others are currently developing their Green Development Standards;

**AND WHEREAS** there is clearly a desire by municipalities to achieve a higher level of sustainability, including through higher energy efficiency and lower greenhouse gas emissions in all new buildings and renovations, having individual municipalities develop their own standards results in programs that may not be consistent across municipal boundaries, and hence become a complicating factor for builders at a time when governments and the building industry are all seeking to simplify the building process.

**NOW THEREFORE BE IT RESOLVED THAT** The Town of Halton Hills urges the Province to expedite the completion and publication of the promised amended Ontario Building Code that would, at a minimum, align with the tiered structure of the National Model Building Code, result in a minimum mandatory tier for the OBC that results in an energy efficiency improvement in the OBC (which has not had an energy efficiency requirement increase in almost a decade), work with the National Model Building Code to bring in greenhouse gas intensity metrics into tiers, and work with Ontario municipalities to advance a green standards by-law. This alignment with the National Model Building Code will help increase consistency in energy and greenhouse gas metrics in municipal green standards, thereby improving energy efficiency opportunities for Ontarians;

**AND FURTHER THAT** during the transition period to align the OBC with the National Model Building Code, the Province continue to support municipalities in the implementation of green development standards, including those elements of the standards that are not related to the OBC since they do not involve building construction.

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Mayor Ann Lawlor