

## **REPORT**

**REPORT TO:** Chair and Members of Planning, Public Works & Transportation Committee

**REPORT FROM:** Michael Dean, Senior Sustainability Planner & Energy Coordinator

**DATE:** March 20, 2019

**REPORT NO.:** PLS-2019-0014

**RE:** Green Development Standards Update: Terms of Reference

### **RECOMMENDATION:**

THAT Report No. PLS-2019-0014, dated March 20, 2019, regarding the Terms of Reference for updating the Town of Halton Hills Green Development Standards by received;

AND FURTHER THAT the Terms of Reference for the Green Development Standards update, attached as Appendix 1 to this report be approved.

### **BACKGROUND:**

Initially established in 2010 as the Green Development Checklist, the Town of Halton Hills Green Development Standards were updated in 2014 to include industrial, commercial, institutional and multi-unit residential buildings, and to provide developers with additional compliance flexibility through a LEED-like points based system. The Town is initiating the development of a third iteration of the Green Development Standard in 2019 through a Green Development Standard Update Study.

The overall objective of the Green Development Standard Update Study is to elevate the sustainability performance of new development in Halton Hills, align the Green Development Standards with current best practices in sustainable construction, to develop updated compliance standards and pathways, and to align the program with the Town's GHG mitigation and climate adaptation objectives.

For more details about the approach to the Green Development Standards Update Study, see Appendix 1 of this report.

## **COMMENTS:**

Based on research and industry consultation, the intent is to develop and implement a new updated Green Development Standard program that will further elevate the environmental performance of new residential and non-residential development in Halton Hills with a focus on lands already approved for development in the Official Plan and approved Secondary Plans. The project will also explore the potential to introduce a Green Development Standard for major renovations of existing buildings.

The project scope for the updated GDS will consist of the following phases:

**Phase 1** – This phase will have two components, (i) a review of the relevant background material to provide a sound basis for decision-making relating to the updated standard; and, (ii) preparation of a draft updated Green Development Standard. Council will be engaged in phase 1 in order to provide input on the proposed updates.

**Phase 2** – Building on the work undertaken in Phase 1, the consultant will develop, organize and deliver one (1) targeted half-day workshop to local development industry representatives aimed at obtaining feedback about the updated standard, exploring opportunities for ongoing engagement with the building industry, and educating the local industry about the updated standard and green development techniques.

**Phase 3** – The purpose of phase 3 will be to evaluate any necessary changes to the Town's development review procedures and processes which may be required to successfully implement the updated Green Development Standard as well as an analysis of the human resources and administrative implications associated with the updated standards.

**Phase 4** – Phase 4 will provide final recommendations in the form of a report that will include the final Green Development Standard.

**Phase 5** – Upon approval of the Green Development Standard Update Report by Council, the consultant will develop, organize and deliver training sessions aimed at educating staff, developers and external stakeholders respectively about the contents of the new program as well as roles and responsibilities relating to the updated standards.

## **RELATIONSHIP TO STRATEGIC PLAN:**

This project will fulfill the following objective of the Town's 2014-2018 Strategic Action Plan: "Continue to implement the Town's Green Development Standards" by ensuring that the Green Development Standards continue to reflect best practices in green construction and development going forward.

## **FINANCIAL IMPACT:**

Funding in the amount of \$80,000 for this project is included in the 2019 capital budget.

**CONSULTATION:**

The completion of the Green Development Standard Update Study will include consultation with key stakeholders in the Town as well as the local development industry. Further details on the consultation processes to be undertaken are provided in Appendix 1.

**SUSTAINABILITY IMPLICATIONS:**

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report advances the energy and greenhouse gas emissions goals contained in the Community Sustainability Strategy.

This report supports the environmental health pillar of Sustainability and in summary the alignment of this report with the Community Sustainability Strategy is excellent

**COMMUNICATIONS:**

Upon completion, the final Green Development Standard Update Study will be published and made available to the public.

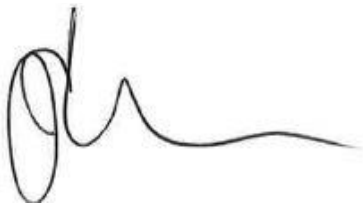
**CONCLUSION:**

The completion of a Green Development Standard Update Study as outlined in this report will advance the ability of the Town of Halton Hills to ensure that new development aligns with the Town's overall commitment to sustainable development. The Terms of Reference, attached as Appendix 1 to this report, outline how staff propose to complete this project.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read 'Gabriel Clarke', written in a cursive style.

**Gabriel Clarke, Manager of Sustainability and Climate Change**

A handwritten signature in black ink, appearing to read 'John Linhardt', written in a cursive style.

**John Linhardt, Commissioner of Planning and Sustainability**

A handwritten signature in black ink, appearing to read 'Brent Marshall', written in a cursive style.

**Brent Marshall, Chief Administrative Officer**