

Greater Toronto Area Clean Air Council Green Development Policy Scan

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Report to the
Greater Toronto Area Clean Air Council



Prepared by the Clean Air Partnership



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Preamble

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About the Clean Air Partnership

Clean Air Partnership (CAP) is a registered charity that works in partnership to promote and coordinate actions to improve local air quality and reduce greenhouse gases for healthy communities. Our applied research on municipal policies strives to broaden and improve access to public policy debate on air pollution and climate change issues. Our social marketing programs focus on energy conservation activities that motivate individuals, government, schools, utilities, businesses and communities to take action to clean the air.

Clean Air Partnership's mission is to transform cities into sustainable, vibrant, resilient communities, where the air is clean to breathe and greenhouse gas emissions are minimized.

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About the Greater Toronto Area Clean Air Council (GTA-CAC)

The Greater Toronto Area Clean Air Council promotes the reduction of air pollution emissions and increased awareness of regional air quality issues in the Greater Toronto Area through the collective efforts of all levels of government. The Council identifies and promotes the most effective initiatives to reduce the occurrence of smog and other forms of air pollution in the GTA, and their associated health risks.

The goals of the Council are:

- To enable solutions to air quality challenges through a dynamic network that expands knowledge and enthusiasm, and encourages practical and successful policies and actions.
- To promote a better understanding of air quality problems and their implications for public health among policy makers and to improve their ability to address these problems in an economically effective way;
- To explore opportunities for joint initiatives to reduce air pollution, and related health risks, in the GTA; and
- To liaise with municipalities in the GTA and across Canada, organizations with compatible mandates, and communities within the airshed to share best practices for reducing smog and air pollution.

About the Toronto and Region Inter-Governmental Declaration on Clean Air

On June 3, 2009, the GTA-CAC member municipalities signed on to the *Toronto and Region Inter-Governmental Declaration on Clean Air*, committing them to take action on clean air and climate change. [Article 3.5](#) of the Declaration calls on the signatories to:

“Establish a Community of Practice to increase the implementation of green development policies and practices and identification of best practices.”

- **Target: 15 members have corporate green development polices/standards in place by 2010.**
- **Target: 10 members have community green development policies/standards/incentives in place by 2010.**
- **Target: 10 members have green roof policies/standards/incentives in place by 2010.**



GTA Clean Air Council Green Development Policy Scan

This scan was developed in response to the green development commitment, and is primarily intended to provide a list of municipalities that are currently facilitating and developing green development policies and guidelines in their jurisdictions.



GTA Clean Air Council Green Development Policy Scan

Article 3: 3.5: Establishment of a Community of Practice to increase the implementation of green development policies and practices and identification of best practices.	Corporate Policy / Standard Target: 15 members have corporate green development policies/standards in place by 2010.		Community Policy/ Standard Target: 10 members have community green development policies/standards in place by 2010.		Green Roof Policy/ Standard/ Incentive Target: 10 members have green roof policies/standards /incentives in place by 2010.		Neighbourhood Standards / Guidelines	
Jurisdiction	Corporate Target Status	Notes	Community Target Status	Notes	Green Roof Status	Notes	Neighbourhood Status	Notes
Town of Ajax	Approved	Section 4.5 of 2007-2010 <u>Strategic Plan</u> mandates a LEED standard for new municipal buildings <u>LEED Gold firehall</u> .	In progress (to be completed 2010 OP).		In progress (to be completed 2010 OP).			53 unit townhouse development by Marshall homes will <u>include 1 block of LEED</u> .
Town of Aurora	In progress		In progress		In progress	As part of community standard		



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City of Brampton			In effect (2009).	LEED certified private buildings; Sustainable Development Guidelines incorporated in <u>DCIP</u> .	In effect	Incentive <u>DCIP</u> may be allocated for green roofs.		Sustainable Neighbourhood Retrofit Action Plan is a pilot project aimed at encouraging residents and businesses to “go green”.
City of Burlington For more information on Green Buildings in Burlington visit: http://cms.burlington.ca/Page3339.aspx	Approved by Council in April 2010	Approved a <u>corporate green building standard</u> for retrofit and new facilities. <u>Appleby Ice Centre pad expansion</u> . Target: LEED certified. Fall 2010. Burlington Fire Station #8 –	In progress (2010)	”Establish Green Building Standards that encourage the use of alternative building technologies, which reduce resource and energy requirements.” (Strategic Plan 2007-2010).				Council recommending staff consideration of the Plains Road Village Vision Walkability Summary as a guide. (CC-14-10) <u>Summary Report</u>



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City of Burlington For more information on Green Buildings in Burlington visit: http://cms.burlington.ca/Page3339.aspx		Target: LEED Silver. <u>Joseph Brant Museum.</u> Target: LEED Silver. <u>Burlington Transit Operations Centre</u> expansion. Target: LEED Silver. September 2011. <u>Performing Arts Centre.</u> Target: LEED certified. 2011.		<u>Report</u> recommending various approaches to encourage sustainable building and site features for private development to Council in April 2010.				
Town of Caledon			In effect 2008	Incentive <u>DC discount</u> for Green technologies and LEED certification				Sustainability planning and design principles for Mayfield West 2 Plan.



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Municipality of Clarington	In progress	2007-2010 Strategic plan to explore LEED certification for Municipal Buildings	In-effect (2007)	Incentive 50% DC Refund for LEED industrial buildings & some office buildings	Encouraged as part of LEED certification,		Reviewing as part of Official Plan Review, June 2011 target date.	
Regional Municipality of Durham		Court House being built to LEED standard				Pursuing Incentive option		
Town of East Gwillimbury	In effect (2006)	Municipal policy Town buildings must be built to LEED-NC "Silver" standards.	In effect (2007)	Scaled Municipal Policy Energy Star standards for residential development and LEED standards for ICI development				



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Jurisdiction	Corporate Target Status	Notes	Community Target Status	Notes	Green Roof Status	Notes	Neighbourhood Status	Notes
Town of Halton Hills	In effect (2009)	Green Plan (2009) adopted LEED principles in design of Town owned facilities; two new fire stations and two new libraries are targeted to achieve LEED.	In progress	Requiring a new subdivisions be built to Energy Star.				
Regional Municipality of Halton	In Progress	Developing a green building policy/standard for Regional facilities including the greening of existing facilities	In progress	Reviewing options (ASHRAE, LEED, etc.) and draft policy to be developed by end of 2010.				
City of Hamilton	In progress		In effect	<u>Hamilton LEEDING the Way Community Improvement Plan</u> ; Incentive <u>LEED grant program</u>				<u>Hamilton LEEDING the Way Community Improvement Plan</u> ;



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Jurisdiction	Corporate Target Status	Notes	Community Target Status	Notes	Green Roof Status	Notes	Neighbourhood Status	Notes
Township of King	In progress	In the process of developing a corporate Green Building Policy as a component of King's Integrated Community Sustainability Plan which is scheduled for completion in 2011.	In progress	As part of subdivision approvals, builders are required to include EE housing design as option for new homes ; <u>Sustainable Design Reference Guide</u>				
Town of Markham	In effect (2008)	Adopted <u>min. LEED silver</u> for all new municipal buildings	In effect	Incentive "Sustainable Development Through LEED" Require <u>min LEED silver</u> for mid and high density residential (2008)		All new municipal facilities reviewed for green roof	In effect (2004)	<u>Markham Centre Performance Measures</u> , 11 guiding principles, 64 performance measures; potential relationship to LEED NC 1.0



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City of Mississauga	In effect (2010)	Adopted minimum. LEED silver for all new municipal buildings with certification requirement for those over 10,000 square feet	In progress	Green Development Strategy should be adopted in Summer 2010;; <u>Draft Mississauga OP</u> adopts a new approach to land use planning, with a focus on sustainable development and the strategic management of growth and change through the integration of environmental, land use, transportation and design objectives.			In progress	<u>Downtown 21</u> plan outlines a new vision and plan for Downtown Mississauga (City Centre) and includes recommendations for green development



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Jurisdiction	Corporate Target Status	Notes	Community Target Status	Notes	Green Roof Status	Notes	Neighbourhood Status	Notes
Town of Newmarket	In effect (2007)	Mandatory LEED silver for new and retrofit public facilities.		<p><u>Mandatory Green requirements in site approval process</u></p> <p>Visualization project recommends Secondary Plan (Davis/Yonge intensification) to include standards LEED Platinum <u>EcoLogic</u> development by Rodeo Fine Homes.</p>				



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Town of Oakville	In effect (2010)	<u>corporate policy (2009)</u> into OP Section C10.3, that all new municipal buildings over 500 square metres achieve a LEED silver rating or equivalent.	In progress	Community policy (2009) in Livable Oakville – Section C10.6 Sustainable Green Building Procedure and Guidelines in development for 2010 Q3	In progress for municipal buildings	<u>corporate policy (2009)</u> into OP Section 10.3, requiring that the installation of green or high albedo roofs be considered during the design phase of all new municipal buildings.	In effect (2008)	NOSP has Sustainable Development Checklist and <u>user Guide for Subdivision</u> , incorporates LEED criteria with NOPS urban design requirements, registered as a LEED for ND project, and OP Part C and Section C10.4 and C10.6.
City of Oshawa		<u>City Hall revitalization</u> to LEED standard.						



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Jurisdiction	Corporate Target Status	Notes	Community Target Status	Notes	Green Roof Status	Notes	Neighbourhood Status	Notes
Regional Municipality of Peel	In progress: As part of implementing the Regional Official Plan policies, corporate green standards identified and staff will decide in the near future whether to proceed with this project in 2010-2011.	Draft Regional Official Plan: http://www.peelregion.ca/planning/rop/rop-nov2009.pdf Section 7.6.2.4 states the Region will prepare Green Development Standards for Regionally owned buildings and infrastructure.	In progress	ROPA 20 (2009) Draft Regional Official Plan: http://www.peelregion.ca/planning/rop/rop-nov2009.pdf Section 7.6.2.5 encourages the area municipalities of Peel to prepare Green Development Standards.			In progress	



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City of Pickering	In effect (2009)	Require all corporate development meet at least a rating of “Level 1” in relation to the City’s Sustainable Development Guidelines. Presently reviewing advanced corporate GD standard.	In effect (2009)	Require all development meet at least a rating of “Level 1” in relation to the City’s Sustainable Development Guidelines. The City also expedites development applications seeking to achieve a “green” rating under a recognized program.			In effect (2008)	<u>Sustainable Neighbourhood Guidelines</u> in Sustainable Neighbourhood Plan, draft <u>Neighbourhood Scorecard</u> for established neighbourhoods
Town of Richmond Hill	In effect (May 2007)	<u>Mandatory LEED silver</u> for all new municipal buildings.	In progress			<u>2008 Environment Round table</u> suggests developing green / white roof policy.		



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City of Toronto	In effect since 2008	<u>Toronto Green Standard</u>	Adopted October 2009; applies to new planning applications made after January 21, 2010.	Toronto Green Standard (TGS) applies to all new developments going through the planning process to meet Tier 1 performance measures. Tier 2 is a voluntary higher level of environmental performance also available for developers in exchange for a refund on applicable development charges.	Green Roof Bylaw was adopted May 2009. Requires and governs green roof construction effective January 31, 2010. Industrial compliance takes effect January 21, 2011.	Green roofs required for all new developments above 2,000m ² gross floor area. The percentage of roof that must be green varies from 20-60% depending on the roof area.	“Eco-Roof Incentive Program” provides funds for green or cool roof retrofit projects on existing commercial, industrial and institutional buildings whose gross floor area exceed 2000 m ² .	



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City of Toronto (continued)				The TGS relate to: low rise non-residential, low-rise residential and mid to high rise residential, commercial, industrial and institutional buildings.				
City of Vaughan			In effect (2008)	<u>all new subdivisions must be ENERGY STAR compliant</u>			In progress	<u>Report to council</u> in 2009 with recommended actions to develop.
Town of Whitby	In progress		In progress					



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Regional Municipality of York	In effect (2006)	Minimum LEED Silver requirement for new Regional facilities.	In effect (2008)	Sustainable Development through LEED (2008), servicing allocation bonuses of 20-40 % to new high density residential LEED Silver or Gold Sustainable Home Incentive Program, (2009), servicing allocation bonus of 10 to 20% to grade related development achieving LEED for Homes Certified or Silver	Council Approved Policies December 2009	Policies encouraging Green Roofs for water management within Regional Official Plan Council approved December 2009.	Council Approved (December 2009)	Criteria for New Communities in Regional Official Plan includes higher standards for energy and water efficiency in new buildings, solar-ready and solar orientation designs, heat island reduction. Implementation Guidelines under development.



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For more information on Green Buildings in the GTA and the rest of Ontario visit:

<http://www.cleanairpartnership.org/greendoorsopen/>

For more information on Green Buildings in Burlington visit:

<http://cms.burlington.ca/Page3339.aspx>