

Sustainable Development Standards & Guidelines - LEED and Beyond

Interim Guidelines – Follow-up

Development Services Committee

June 24, 2008

Background



Development Services Committee – March 18, 2008

- Endorsed RFP for Phase 1 guidelines
- Adopted min. LEED silver for all new municipal buildings
- Interim measure – medium and high density residential to be minimum LEED Silver
- Interim measures for ICI and low density
- Consult with development industry and report back
- Requested province to amend O.B.C.



Interim Measures



- Require minimum LEED Silver for all medium & high density residential (“Sustainable Development Through LEED” Program, in partnership with Region of York)
- Condition of servicing allocation for medium and high density
- Encourage Energy Star for low density residential



Interim Measures

(continued)

For ICI developments, encourage developers to apply site development and building construction techniques that:

- reduce heat island effect
- Minimize storm water run-off
- Increase infiltration
- Include rain water harvesting
- Grey water re-use
- Cool roofs and green roofs
- Permeable paving, landscaping, energy efficiency and general water conservation and lead to more energy efficient and environmentally sensitive developments

Comments - Developers Round Table - April 2, 2008

- Industry should be free to choose “green” program
- Town should offer incentives (eg. fee reduction, expedited process)
- Program should be voluntary
- Cost is an issue
- Working group formed

Working Group Meeting

April 16, 2008

- Concern that “interim” will become permanent
- Council and staff need to understand impact on business
- Affordability of units could be impacted
- Suggestion that cost of LEED process be taken off building permit fee

Written Comments Received

BILD

- Industry should be free to choose program
- O.B.C. is mandatory, all other requirements should be voluntary

Monarch

- Not enough is known about cost implications on affordability of housing
- Building standards are set at the provincial level
- Incentive based approach is better

What's Been Happening

- All medium and high density developments receiving serving allocation are complying
- ICI industry has responded favourably to sustainable development discussions
- Different programs and choices made
- Various “packages” proposed
- Site Plan approval process has captured commitments

Conclusions

- Bar has been raised and good progress being made with applicants
- Additional exploration, research and knowledge is required
- Consultant soon to be retained and Phase 1 will be underway by end of June
- Continue interim measures as recommended (in March 18, 2008 report)