

Green Development Standards:

Value Proposition and Driving the Net
Zero Market

Mississauga

Environmental Action Committee (EAC)

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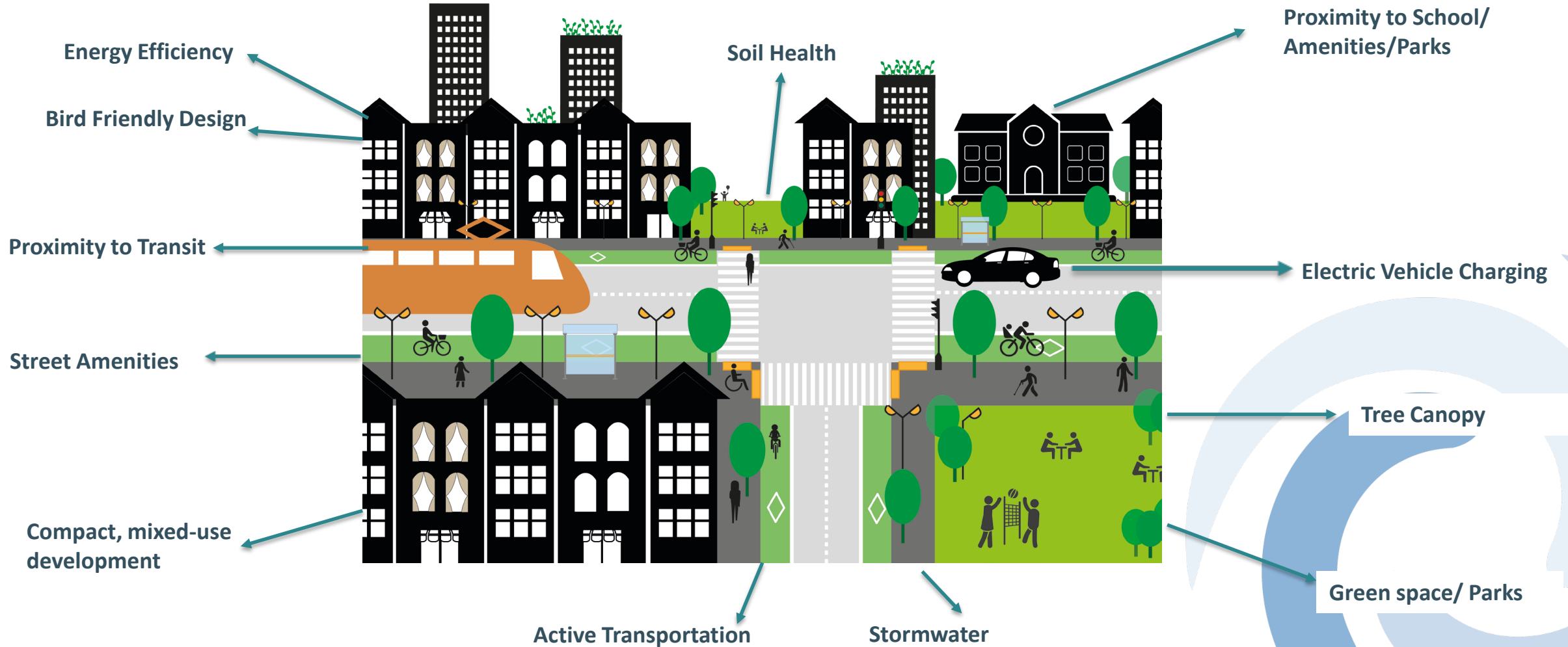


What are Green Development Standards (GDS)?

- Standards implemented by municipalities to encourage sustainable community design
- Guides development at a level of planning and design that focuses on the community as a whole
- Integrated into the planning approvals process for development applications
- Provides market ambition and innovation at a smaller scale



What do Green Development Standards cover?



Why Green Development Standards?

- Climate emergencies are being declared all over the world
- Ontario's population is projected to grow by 30.2 per cent (4.3 million) between 2017 to 2041.
- Addressing energy and infrastructure costs
- New buildings present an ideal opportunity
- **To advance GHG targets, new buildings and neighborhoods need to be built to minimize GHG emissions through:**
 - Energy efficient building principles (easier to build to net zero than retrofit)
 - Connected communities with active and public transportation
 - Addressing opportunities at constructions provides the greatest return on investment
 - Reducing the risk of fossil fuel stranded assets and the need for future costly retrofits

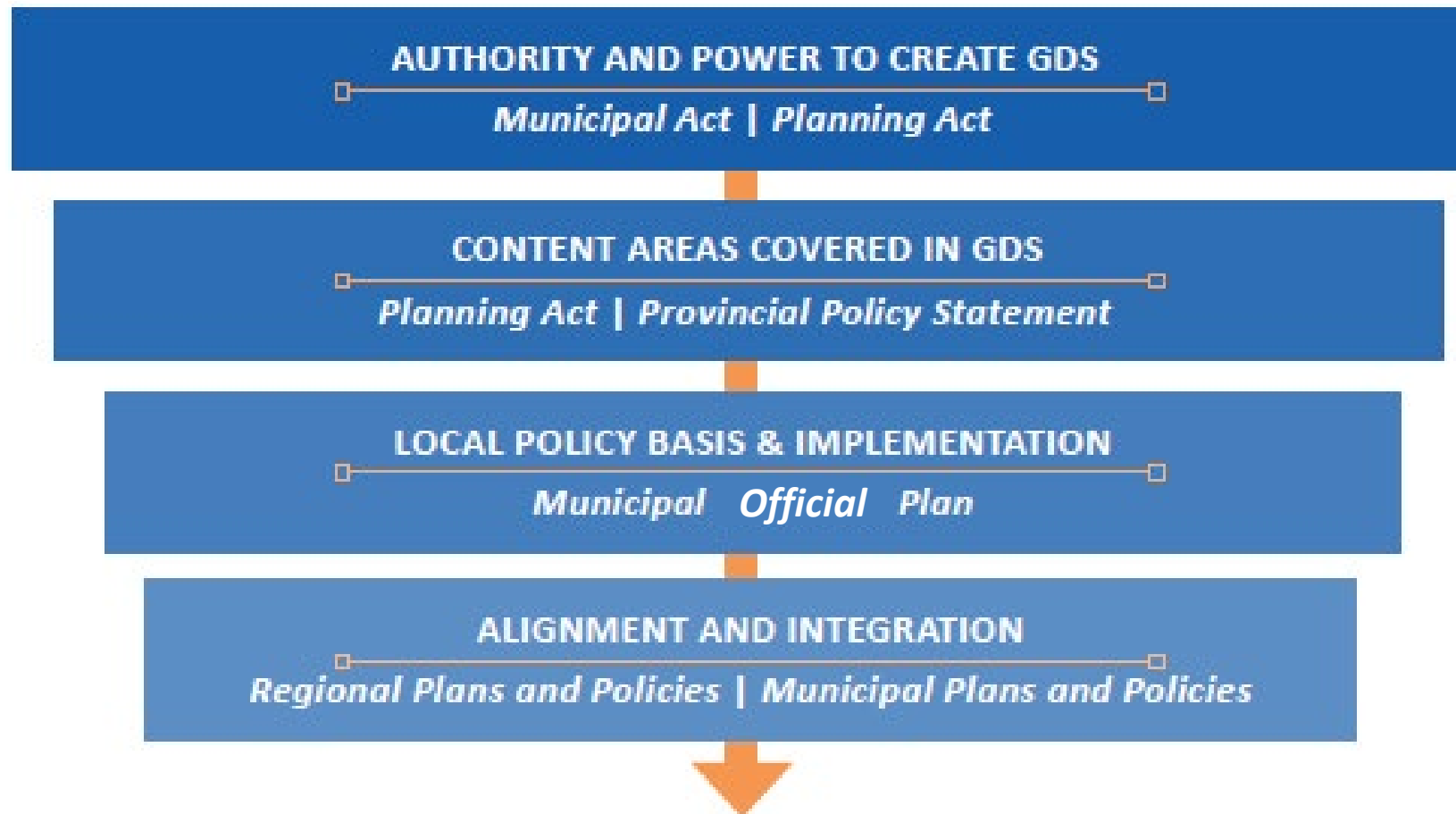


Value Proposition for GDS

- Integrating standards and requirements that already exist into one place
- Provides clarity and transparency to the development community on metrics that the municipality wants to increase
- Brings the sustainability discussion to the beginning of the development application process
- Provides the direction for where standards will be going over time
- Key tool for municipalities to implement the goals of their Official Plans and to stimulate local economic development
- Increasing growth offers a key opportunity to ensure that new developments consider public health, climate change, energy, and resource use



Legislative and Policy Context for GDS

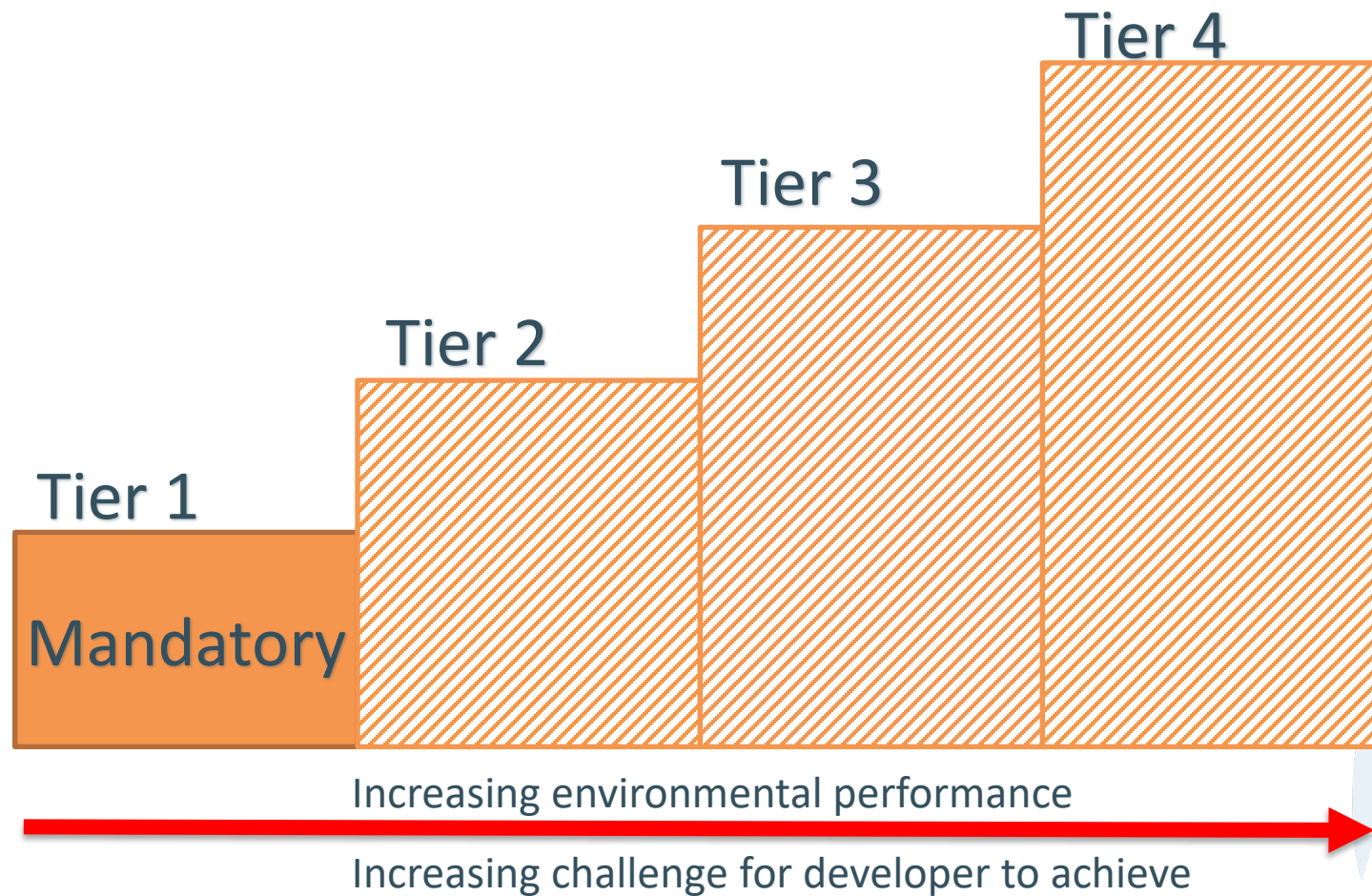


Key Outcomes of GDS for communities

- Minimize GHG emissions
- Address infrastructure costs
- Preserve the natural environment
- Create thriving, connected communities
- Improve public health
- Support the local economy
- Provide flexibility and certainty for developers



Tiered, Prescriptive Approach to GDS



Tiered Standards – Energy and Emissions

- Energy modelling requirement
- Using *Planning Act* section 41 authority to request energy modelling reports
- Key learning: Developers often only consider the upfront capital cost implications and not the operational savings or removing the need for future retrofits.



Tiered Standards – Stormwater Management

- Stormwater Quantity
- Provincial requirement – 5 mm (so far)
- Green Standards (10, 15, 25 mm)
- Secured via report identifying measures (LID, pond, bioswales, etc)
- Often signed off by stormwater professional



GDS Examples in Ontario

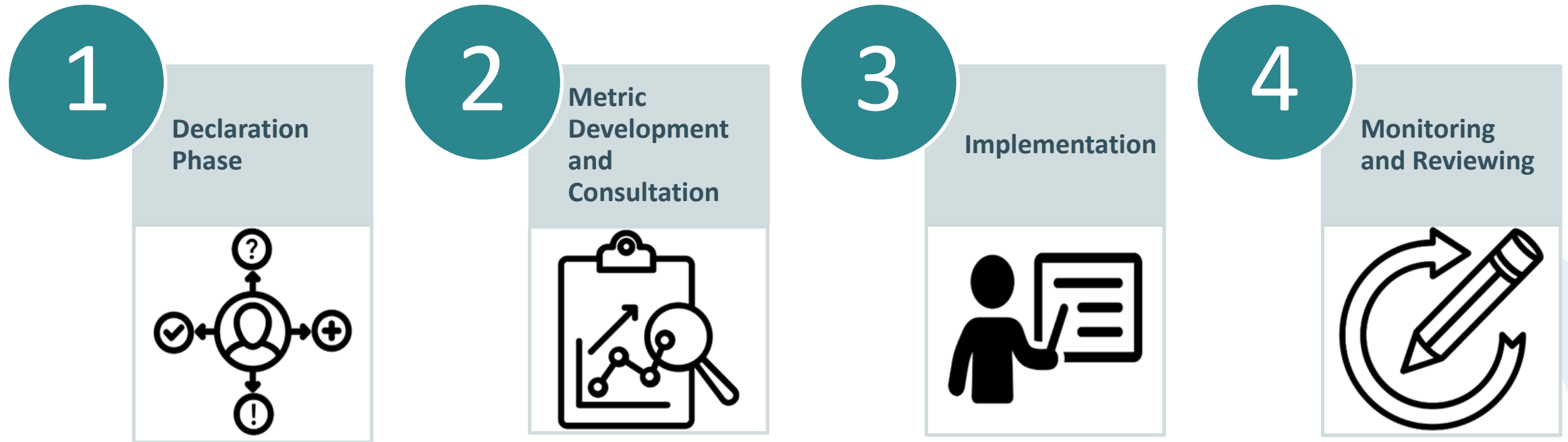


Municipalities Working on GDS

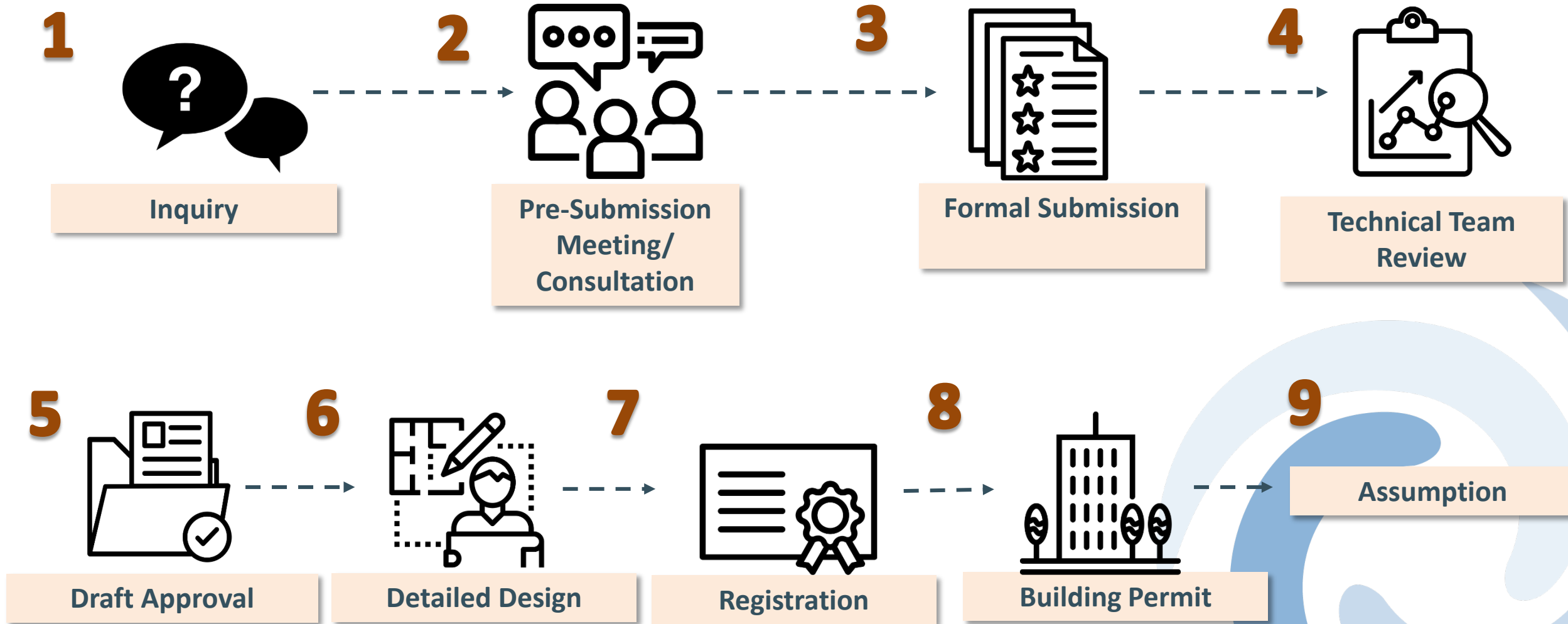


Clean Air Partnership

The Milestone Framework for Implementing GDS in your Municipality



Green Development Standards (GDS) Implementation Process



Potential Incentives for Green Development

1. Community Improvement Plans
2. Development Charge Rebates
3. Tax Increment Based Grants
4. Expedited Approval Process
5. Recognition Program
6. Density/Height Increases
7. LIC Financing



CAP's GDS Toolkit

- **Helps municipal staff:**
 - Communicate to decision makers the value of GDS
 - Understand the legislative authority for creating GDS
- **Provides:**
 - A way to discuss sustainability metrics with developers right from the beginning
 - A milestone framework for tracking your progress with GDS
 - Resources, education for staff and stakeholders
 - Sample metrics to be used in developing your own GDS
 - [Briefing Note](#)

