Report to Planning and Environment Committee

To: **Chair and Members**
Planning and Environment Committee
From: **Scott Mathers, MPA, P.Eng.**
Deputy City Manager, Housing and Community Growth
Subject: **Update on Bill 17 and Green Development Guidelines (Framework)**
Date: **October 21, 2025**

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken:

(a) the Update on Green Development Guidelines and Draft Terms of Reference for a Green Development Framework as set out in Appendix 'B' **BE RECEIVED** for information; and,

(b) the funding for the Green Development Framework **BE APPROVED** as set out in the Source of Financing Report attached hereto as Appendix 'A'.

Executive Summary

The legislative and policy framework with respect to planning is in place to encourage voluntary Green Development Guidelines in the City of London. Civic Administration is recommending a three-phase project schedule, with a recommended Green Development Framework, including a rating system planned to be presented to Council in Q4 2026, which will serve as the foundation for a future reporting dashboard.

This report seeks Council approval to draw from the Climate Change Reserve Fund in the amount of $125,000 to undertake a Green Development Framework. The Green Development Framework will include a robust engagement program, a review of the City's climate change policies and initiatives, and an analysis of green development best practices that will lead to the creation of Green Development Guidelines and an associated implementation strategy.

Linkage to the Corporate Strategic Plan

This recommendation will contribute to the advancement of Municipal Council's 2023-2027 Strategic Plan in the following ways:

- **Strategic Plan Area of Focus: Wellbeing and Safety**, by promoting neighbourhood planning and design that creates safe, accessible, diverse, walkable, healthy, and connected communities.
- **Strategic Plan Area of Focus: Climate Action and Sustainable Growth**, by ensuring infrastructure is built, maintained, and secured to support future growth and protect the environment.
- **Strategic Plan Area of Focus: Climate Action and Sustainable Growth**, by a strong and healthy environment ensuring waterways, wetlands, watersheds, and natural areas are protected and enhanced.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

January 21, 2019 – Planning and Environment Committee – Bird-Friendly Development

January 30, 2024 – Planning and Environment Committee – Housekeeping Amendment to Zoning Bylaw Z.-1 (Z-9679)

December 3, 2024 – Planning and Environment Committee – Amendments to the Zoning By-law and Site Plan Control By-law Related to Housekeeping and Sustainability (Z-9804)

May 21, 2025 – Planning and Environment Committee – Update on Green Development Guidelines (Framework)

July 15, 2025 – Planning and Environment Committee – Bill 17, *Protect Ontario by Building Faster and Smarter Act, 2025*

July 17, 2025 – Strategic Priorities and Policy Committee – 2024 Climate Emergency Action Plan Progress Report

1.2 Council Resolutions Related to this Matter

On June 3, 2025, Municipal Council resolved that:

> *That the Green Development Guidelines Framework BE REFERRED to Civic Administration for an additional report back to the Planning and Environment Committee on scope and feasibility following a decision on provincial legislation Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025 currently before the Ontario Legislature;*
>
> *it being noted that the communication dated May 19, 2025, from B. Samuels related to this matter, was received. (2.11/8/PEC) (2025-E17)*

On January 23, 2024, Municipal Council resolved that:

a) the Civic Administration BE DIRECTED to update by Q3 2024 the Site Plan Control By-law and/or Zoning By-law to include the following requirements:

- *i) 5% of the required parking spaces for buildings over 40 units be roughed in for EV charging;*
- *ii) minimum 50% native species for landscaping, with no invasive species planted should be considered during plant selection criteria, and for staff to create a preferred list; and,*
- *iii) short-term bicycle parking requirement at a rate of 0.1 space / unit for townhouse developments. Where feasible, bicycle parking should be centrally located to serve all units;*

b) the Civic Administration BE DIRECTED to include CSA A460 (bird friendly) standard in all city facilities building design standards;

c) the CSA A460 standard BE USED as a reference by staff in building design and construction;

d) the Civic Administration BE DIRECTED to review the legislative framework and municipal best practices to adopt a by-law through section 97.1 of the Municipal Act to implement sustainable building construction features, including but not limited to, energy efficiency, water conservation and green roofs, and report back to Council with options and recommendations, including identifying any required Official Plan, Zoning By-law and Site Plan Control Bylaw amendments; and,

e) the Civic Administration BE DIRECTED to report back to Council within Q3 2024 with a short update regarding the scope and timeline of the Green Development Guidelines and Green Parking Lot Guidelines, and the above items.

On December 17, 2024, Municipal Council approved amendments to the Zoning By-law in response to item a) i) and amendments to the Site Plan Control By-law in response items a) ii) and b). These approved amendments deem items a) and b) in the above Council resolution complete. The purpose of this report is to address item d).

1.3 Purpose of Green Development Guidelines

Throughout this report, the term “Green Development Guidelines” is used in place of a number of terms, including such terms as Sustainable Building and Development Guidelines, Green Development Standards, Green Standards, and High-Performance Development Standards, all of which describe the same overall intent. Going forward, for simplicity and clarity the City of London’s Green Development Guidelines will be referred to as the “Green Development Framework”.

Green Development Guidelines are voluntary or mandatory measures created by municipalities to encourage environmentally, socially, and economically sustainable design. They are comprehensive principles that guide development at a level of planning and design that focuses on the community.

With the enactment of Bill 17, Municipalities no longer have the ability to pass by-laws regulating the construction or demolition of buildings. As a result, planning tools can no longer avail of Green Development Guidelines to mandate building requirements that exceed those in the Ontario Building Code. Nonetheless, Green Development Guidelines continue to be an important tool for Municipalities in developing a comprehensive strategy to encourage sustainable building, site, and neighbourhood design through green performance measures and best practices. Green Development Guidelines also provide a framework and criteria for financial incentive programs and enable monitoring systems to track progress over time.

1.4 Work Completed to Date

Climate Emergency Action Plan
In April 2022, Municipal Council approved the Climate Emergency Action Plan (CEAP) with the goals of reducing community-wide emissions to net-zero by 2050, improving London’s resilience to climate change impacts and ensuring that everyone in London is able to participate in working to reduce emissions and adapting to change. Progress on the implementation of the CEAP is reported to Municipal Council twice per year, with brief update reports in January and more comprehensive progress reports in the summer of each year since approval of the plan.

The most recent update report, 2024 Climate Emergency Action Plan Update Report, was brought forward to Council on July 22, 2025. This report provided information and addressed new items directed by Council. Updates were provided on the six key outcome areas: CEAP actions by area of focus, climate actions by other in the community, climate actions by other levels of government, energy use, greenhouse gas emissions, and weather trends and impacts.

In addition, a review of existing Community Improvement Plan (CIP) Programs was completed by Civic Administration, which included the evaluation of potential additions and/or revisions to support building energy efficiency upgrades and resilience measures. Given the current housing shortage, the receipt of funding through the Housing Accelerator Fund, and prioritization of downtown revitalization, a CIP targeting support for converting vacant commercial space into residential space was advanced.

Official Plan and Zoning By-law Amendments
In recent years, the following Official Plan and Zoning By-law amendments have been undertaken:

- In December 2020, Municipal Council approved amendments to The London Plan to establish Protected Major Transit Station Areas (PMTSA), which align with the Downtown, Transit Village, and Rapid Transit Corridor Place Types. The PMTSA policies provide direction on targeted numbers of residents and jobs per hectare, permitted uses, minimum densities, and height requirements within these areas.

- In August 2022, Municipal Council approved amendments to the Zoning By-law to remove the existing Parking Standard Areas and replace them with a new hybrid approach that eliminates minimum parking requirements in the Downtown, Transit Village, Rapid Transit Corridor, and Main Street Place Types; and reduces parking minimums in the remainder of the city.

- In October 2023 and February 2024, Municipal Council approved amendments to The London Plan and the Zoning By-Law that increased the number of additional residential units permitted on residential lots and created more permissive zoning regulations for additional residential units.

- In February 2024, Municipal Council approved amendments to the Zoning By-law that included requirements for short-term bicycle parking spaces at a rate of 0.1 space per unit for townhouse and cluster developments of eleven units or more.

- In September 2024, Municipal Council approved amendments to the Zoning By-law to pre-zone properties within the Protected Major Transit Station Areas (PMTSA) to facilitate development of high-rise and mixed-use apartment buildings.

- In September 2024, Municipal Council approved amendments to The London Plan to increase permitted maximum heights in the Downtown, Transit Village, Rapid Transit Corridor, Urban Corridor, Shopping Area, Main Street, and Neighborhoods Place Types.

- In September 2024, Municipal Council approved amendments to The London Plan to add a new Transit Village at Dundas Street East and Kellogg Lane to facilitate higher-intensity development.

- In December 2024, Municipal Council approved amendments to the Zoning By-law in response to the January 2024 Council direction item a) i) that included requiring a minimum of five percent of parking spaces for new residential and mixed-use developments with more than 40 residential units to be provided as electric vehicle charging stations.

Each of these amendments contribute to more compact and transit-supportive land use patterns and better optimize infrastructure and public service facilities.

Site Plan Control By-law Amendments
In recent years, the following Site Plan Control By-law amendments have been made:

- In January 2019, Municipal Council approved amendments to the Site Plan Control By-law. These amendments promoted bird-friendly design by requiring light fixtures to be full cut-off and have zero up-light as to reduce skyglow, light pollution and related-bird fatalities.

- In December 2024, Municipal Council approved amendments to the Site Plan Control By-law in response to the January 2024 Council direction items a) ii) and b). The amendments to the Site Plan Control By-law included changes to require bird-friendly standards for City facilities and to encourage a minimum number of native species for landscaping.

Past Development Industry Initiatives
Over the past several years, some members of the development industry have been voluntarily incorporating green development initiatives into various development projects

in the City of London. These green development initiatives encourage active transportation, contribute to water and energy savings, and better optimize infrastructure through the following:

- Active transportation facilities;
- Electric vehicle charging stations;
- Water-saving landscape practices;
- Water- and energy-efficient appliances and fixtures;
- Lighting;
- On-site stormwater management practices;
- Tree preservation; and
- Green building materials and systems.

These initiatives have advanced green development practices in London and can help to inform the Green Development Framework as the project goes forward. More detail regarding the inclusion of green development initiatives in past development projects can be found in Appendix ‘C’.

Green Development Standards Information Sharing
At the February 5, 2025, Environmental Stewardship and Action Community Advisory Committee (ESACAC) presentations on Green Development Standards were made by G. Kalapos of the Clean Air Partnership, D. Tarry of Doug Tarry Homes, T. Wickens of the London Society of Architects, and A. Lowry of the Carpenters Union Local 1946. Representation from the London development community was in attendance to hear the presentations and ask questions of the presenters.

2.0 Legislative and Policy Framework

2.1 The Municipal Act, 2001

The Municipal Act, 2001 is a legislative framework for municipalities that recognizes municipalities as responsible local governments with a broad range of powers. Section 10(2) of the Municipal Act enables single-tier municipalities, such as London, to pass by-laws respecting the economic, social and environmental well-being of the municipality, including actions to address climate change. Section 147(1) further allows municipalities to provide for or participate in long-term energy planning in the municipality.

Section 97.1 of the Municipal Act addresses environmental standards and the construction of buildings, as well as green roofs and alternative roof surfaces. This section permits a municipality to pass a by-law respecting the protection or conservation of the environment that requires buildings to be constructed in accordance with provisions, including provisions that require the construction of green roofs or of alternative roof surfaces that achieve similar levels of performance to green roofs, subject to conditions and limits as may be prescribed under the Building Code Act, 1992.

2.2 The Planning Act, 1990

The Planning Act, 1990 provides a framework and legislative authority for municipalities to engage in land use planning by creating Official Plans, Zoning By-laws and Community Improvement Plans.

As set out in Section 2 of the Planning Act, while carrying out their responsibilities the municipalities must have regard to matters of provincial interest, which include, but are not limited to:

- the conservation and management of natural resources;
- the supply, efficient use and conservation of energy and water;
- the minimization of waste;

- the orderly development of safe and healthy communities;
- the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and
- the mitigation of greenhouse gas emissions and adaptation to a changing climate.

Section 41 of the Planning Act sets out municipalities' powers within a Site Plan Control Area. This includes the option for municipalities to require site plan drawings to show matters relating to building construction required under a by-law referred to in section 97.1 of the Municipal Act.

Section 51 of the Planning Act sets out municipalities' powers with respect to plan of subdivision approvals. In considering a Draft Plan of Subdivision, regard shall be had for the effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2 of the Planning Act. The provincial matters relevant to Green Development Guidelines are listed above.

2.3 The Building Code

In Ontario, the Building Code Act, 1992 is the legislative framework governing the construction, renovation and change-of-use of a building in Ontario. The 2024 Ontario Building Code (2024 OBC) is a regulation under the Building Code Act which establishes technical requirements and minimum standards for building construction and came into effect on January 1, 2025.

Under Section 34 (1) 39.4 and 39.5 of the Building Code Act, the Minister may by regulation prescribe provisions of the building code, and conditions and limits, for the purposes of Section 97.1 of the Municipal Act. In short, this means that the Minister can by regulation allow for enhanced standards, and then a municipality may pass a by-law under Section 97.1 requiring those standards within the regulation's conditions and limits. To date, the Minister has not prescribed provisions of the building code for the purposes of Section 97.1 of the Municipal Act, thus the municipality currently has no ability to require alternative or enhanced green building standards as it relates to the 2024 OBC.

Bill 17, the Protect Ontario by Building Faster and Smarter Act, 2025, introduced changes to various acts, including the Building Code Act, 1992. New subsection 28 (6) of the Act provides for restrictions on the Building Materials Evaluation Commission's powers in certain circumstances. Clause 29 (1) (a) of the Act is repealed and related amendments are made to section 29 of the Act. New subsection 35 (1.1) of the Act clarifies that certain sections of the Municipal Act, 2001, 2006 do not authorize a municipality to pass by-laws respecting the construction or demolition of buildings.

2.4 The Provincial Planning Statement, 2024

The Planning Act requires that all municipal land use decisions affecting planning matters shall be consistent with the Provincial Planning Statement (PPS). The Provincial Planning Statement, 2024 came into effect on October 20, 2024. The PPS provides policy direction on matters of provincial interest related to land use planning and development.

Section 2.9(1) of the PPS directs planning authorities to plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:

- support the achievement of compact, transit-supportive, and complete communities;
- incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;
- support energy conservation and efficiency;

- promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and
- take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.

Municipal official plans are the most important implementation tool of the PPS and for achieving comprehensive, integrated and long-term planning.

2.5 The London Plan, 2016

The London Plan, the City's Official Plan adopted under the Planning Act, is the City's statement of goals, objectives and policies that are intended to guide future land use, physical development, growth and change.

Key Direction #4 of The London Plan is to become one of the greenest cities in Canada by reducing our carbon footprint as a city, practicing sustainable forms of development, promoting green development standards, implementing green infrastructure and low impact development strategies, conserving water and energy, minimizing waste generation, and strategically linking and coordinating all of the City's environmental initiatives.

The City Building policies of The London Plan direct us to design and foster sustainably designed development that is resilient to long-term change (193_8). Further to this, buildings should incorporate green building design and associated sustainable development technologies and techniques (294), and efforts should be made to design buildings and use materials that minimize bird strikes on high-rise buildings (304). Effective stormwater servicing on properties is critical in reducing flooding and erosion to minimize health hazards and to enhance the natural environment (475). Green development techniques should be utilized in the construction of affordable housing projects to reduce the long-term energy costs of development and improve the quality of development (522).

The City Building policies also promote the development of green development standards (728) and direct the City to explore opportunities for collaborative efforts with the development community to achieve excellence in green development (725). Wherever possible, new developments will be planned to be "future ready" to accommodate the future use of solar energy, electric vehicles, and (where applicable) district energy systems. Standards may be developed to require that neighbourhoods or individual buildings are developed to meet specific sustainability measures or standards (729). Incentives may be considered that support incorporating sustainable development forms, technologies and techniques (731).

The Our Tools policies provide further detail and direction on how The London Plan will be implemented. These policies allow City Council to adopt guideline documents to provide direction for the implementation of the policies of this Plan or to guide development of a specific area. Guideline documents may contain guidelines, standards, and performance criteria that are either too detailed, or require more flexibility in interpretation or implementation than the policies of this Plan would allow (1712).

2.6 Climate Emergency Action Plan, 2022

The Climate Emergency Action Plan (CEAP) has 200 actions to help London achieve net-zero greenhouse gas emissions by 2050 and improved resilience to the impacts of climate change. The CEAP advances Municipal Council's 2023-2027 Strategic Plan by ensuring infrastructure is built, maintained, and secured to support future growth and protect the environment and by supporting a strong and healthy environment by ensuring waterways, wetlands, watersheds, and natural areas are protected and enhanced.

The CEAP's Area of Focus 3, Transforming Buildings and Development, has key actions including:

- Advancing Partnerships for Action with London's Development Industry
- Establish a shared understanding of the challenge and shared commitment from the City of London and the development and building industries to address climate change
- Collectively compile a list of hurdles and/or roadblocks preventing (or perceived to be preventing) more energy efficient and resilient development
- Identify shared actions that will assist the development industry in overcoming existing and perceived hurdles and/or roadblocks preventing more energy efficient and resilient development
- Establish objectives, metrics and timelines that will result in reduced GHG emissions, reduced carbon intensity of materials, and improved resilience to local climate change impacts from new development and buildings

The advancement of the Green Development Framework will directly contribute to advancement of the above actions and provides an opportunity to address several other key actions identified in the CEAP related to development and further advance Municipal Council's 2023-2027 Strategic Plan.

2.7 Legislative and Policy Framework Summary

All levels of the legislative and policy framework with respect to planning are in place to encourage and facilitate Green Development Guidelines in the City of London. However, enforcement of green building construction requirements is limited by the 2024 Ontario Building Code. Until provisions are prescribed by the Minister, the primary implementation tools of Green Development Framework are the Site Plan Control By-law and the Zoning By-law.

3.0 Green Development Guidelines

Green Development Guidelines include measures created by municipalities to encourage environmentally, socially, and economically sustainable design. The benefits of Green Development Guidelines include using municipal infrastructure more efficiently, supporting local economic opportunities, reducing greenhouse gas emissions from new buildings and transportation, improving health and wellness for residents, enhancing the quality of local building stock, increasing the resilience to extreme weather events, and lowering operating costs.

3.1 Municipal Approaches

To better understand the general format, scope, and application of existing Green Development Guidelines, a review of 11 green development approaches actively being implemented in 14 Ontario municipalities was conducted. A summary of these approaches is attached as Appendix 'D'. In each case, a series of sustainability objectives, measures and metrics are used to 'score' new developments.

There are two general approaches to implementing the Green Development Guidelines performance measures – a points-based approach and a tiered approach:

- The points-based approach applies a point system to the individual performance measures and allows applicants to select performance measures, with a minimum number of points required to achieve compliance with the Green Development Guidelines. Exceeding the minimum required points may result in access to incentives.

- The tiered approach establishes minimum baseline performance measures that must be met to achieve compliance with the Green Development Guidelines. Alternative voluntary higher-level performance measures are available in one or more additional tiers of performance. Exceeding the first tier of performance may result in access to incentives.

Municipalities often combine and modify these two general approaches to adapt the Green Development Guidelines to local needs. A key aspect of the proposed Green Development Framework will be to develop a rating system to track progress through a reporting dashboard and encourage the construction of net-zero buildings through voluntary measures. How this can best be achieved in London will determine the implementation approach of the Green Development Framework.

It should be noted that in December 2024 the Residential Construction Council of Ontario (RESCON) filed a legal application in the Ontario Superior Court of Justice against the City of Toronto regarding their Green Standards Performance Measures. RESCON is seeking an order to prohibit the City of Toronto from imposing additional building regulations beyond Building Code Act requirements because they are outside the legal authority of the City. Unlike Toronto, the City of London does not intend to impose mandatory requirements beyond those of the Building Code Act through Green Development Guidelines. While Civic Administration will continue to monitor this legal application as it develops, the changes implemented by the Province through Bill 17 in June 2025 will not impact the planned approach and scope for London's Green Development Framework.

3.2 Approach and Scope

Based on the foregoing legislative and policy context, and initial review of municipal approaches, Civic Administration recommends proceeding with a Green Development Framework to be completed in three phases:

1) Phase 1 of the Green Development Framework will focus on the collection and analysis of data and information. This phase will include a comprehensive review of existing City policies and initiatives that support green development, a compilation of the existing requirements for planning and development applications, and a best practice review of other Ontario municipalities. It will also include a robust engagement program and information sharing. To assist with this, a working group will be formed, consisting of industry and community members. The outcome of Phase 1 will be a report summarizing the results of the engagement programs and best practice review, with recommendations for the overall approach for the Green Development Framework.

2) Phase 2 of the Green Development Framework will focus on drafting green development performance measures and metrics based on the findings from Phase 1. It will also include the identification of any City policies or procedures that would require minor amendments or updates to implement the draft performance measures.

3) Phase 3 of the Green Development Framework will focus on preparing a draft of the Green Development Framework, including a strategy and timeline for their implementation. It will also include supporting documents in the form of a guidebook and checklist(s) to assist applicants in the implementation of the Green Development Framework. Amendments to policies and updates to procedures will be made as required to implement the Green Development Framework and meet the identified implementation timeline.

Further detail on the project phases can be found in Appendix 'B' Draft Terms of Reference for a Green Development Framework.

Many municipalities have retained consultants to prepare or update their Green Development Guidelines and there is substantial knowledge and experience available related to preparing and implementing Green Development Guidelines in Ontario.

Retaining consultants to assist with the consultation and preparation of a Green Development Framework for the City of London would allow the City to tap into expertise and experience from external sources and contribute to successful implementation in London. External support for the next phase of the Green Development Framework is recommended.

3.3 Timeline

The following timeline is proposed:

Q4 2025: Finalize Terms of Reference for the Green Development Framework

Q4 2025: Prepare and issue a Request for Proposals for a Green Development Framework

Q1 2026: Begin engagement program

Q2 2026: Review and report out on the results of the engagement process with recommendations regarding the overall approach, including the applicability of future guidelines, how the guidelines would fit into existing City processes and procedures, general themes for future green development performance measures with linkages to City policies and initiatives, and priority subject matter and scope to be addressed by future green development performance measures with linkages to City policies and initiatives

Q2 2026: Prepare a draft of the Green Development Framework

Q3 2026: Consult on the draft of the Green Development Framework

Q4 2026: Bring forward the final Green Development Framework for Council consideration

4.0 Financial Impact/Considerations

The Climate Change Reserve Fund was established in 2024 after adoption of the 2024-2027 Multi-Year Budget. As outlined in the by-law governing the Climate Change Reserve Fund, the intended use of the Fund is: “[...] to fund any initiatives that support the Climate Emergency Declaration adopted by Council April 23, 2019, including operating or capital expenditures related to: a) One-time initiatives/projects; or b) Initiatives/projects that require a temporary source of financing not to exceed four years. [...]”

Development of Green Development Guidelines is a key initiative of the Climate Emergency Action Plan in support of Council’s climate emergency declaration. As such, the use of the Climate Change Reserve Fund for the Green Development Framework aligns with the intended use of the Fund. Up to $125,000 (excluding HST) is proposed to be allocated to this project as set out in the Source of Financing Report attached as Appendix ‘A’.

Procurement of consulting services for the Green Development Framework will be undertaken in accordance with the City’s Procurement of Goods and Services Policy.

Conclusion

The focus of the Green Development Framework will be to establish sustainability objectives, measures, and metrics that can be used to inform development projects and City initiatives, as well as to provide criteria for financial incentive programs. The Green Development Framework will also develop a rating system to progress and encourage the construction of net-zero buildings through voluntary measures and a monitoring system to track progress over time. Civic Administration is proposing a three-phase approach to developing a Green Development Framework, which includes hiring a consulting team funded through the Climate Change Reserve Fund.

Reviewed by:	**Emily Williamson, MSc.** **Manager, Environmental Planning**
Reviewed by:	**Kevin Edwards, MCIP, RPP** **Manager, Community Planning**
Recommended by:	**Heather McNeely, MCIP, RPP** **Director, Planning and Development**
Submitted by:	**Scott Mathers, MPA, P.Eng.** **Deputy City Manager, Housing and Community Growth**

cc Shawna Chambers, Director, Climate Change, Environment & Waste Management
Michael Fabro, Manager, Climate Change Planning
Kyle Murray, Director, Financial Planning and Business Support
Kerri Killen, Senior Planner, Community Planning

Appendix A: Source of Financing Report
Appendix B: Draft Terms of Reference for a Green Development Framework
Appendix C: Development Industry Green Development Initiatives
Appendix D: Review of Existing Green Development Approaches

Appendix A – Source of Financing Report

Appendix "A"

#25020
October 21, 2025
(Establish Budget)

Chair and Members
Planning and Environment Committee

Re: Update on Green Development Guidelines (Framework)
(Subledger NT25GG01)
Capital Project PD1108 - Green Development Study

Finance Supports Report on the Sources of Financing:

Finance Supports confirms that the cost of this project cannot be accommodated within the financing available for it in the Capital Budget, but can be accommodated with a drawdown from the Climate Change Reserve Fund, and that, subject to the approval of the recommendation of the Deputy City Manager, Housing and Community Growth, the detailed source of financing is:

Estimated Expenditures	**Approved Budget**	**Additional Funding Requirement (Note 1)**	**This Submission**
Consulting	0	127,200	127,200
Total Expenditures	$0	$127,200	$127,200
Sources of Financing			
Drawdown from Climate Change Reserve Fund	0	127,200	127,200
Total Financing	$0	$127,200	$127,200

Financial Note:

Contract Price	$125,000
Add: HST @13%	16,250
Total Contract Price Including Taxes	141,250
Less: HST Rebate	-14,050
Net Contract Price	$127,200

Note 1: The additional funding requirement for this project can be accommodated by a drawdown from the Climate Change Reserve Fund. The forecasted balance of the reserve fund will be $1.04M with the inclusion of the additional requirement.

Kyle Murray
Director, Financial Planning and Business Support

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Appendix B – Draft Terms of Reference for a Green Development Framework

Background

On January 23, 2024 Municipal Council resolved that:

a) the Civic Administration BE DIRECTED to update by Q3 2024 the Site Plan Control By-law and/or Zoning By-law to include the following requirements:

iv) 5% of the required parking spaces for buildings over 40 units be roughed in for EV charging;
v) minimum 50% native species for landscaping, with no invasive species planted should be considered during plant selection criteria, and for staff to create a preferred list; and,
vi) short-term bicycle parking requirement at a rate of 0.1 space / unit for townhouse developments. Where feasible, bicycle parking should be centrally located to serve all units;

b) the Civic Administration BE DIRECTED to include CSA A460 (bird friendly) standard in all city facilities building design standards;

c) the CSA A460 standard BE USED as a reference by staff in building design and construction;

d) the Civic Administration BE DIRECTED to review the legislative framework and municipal best practices to adopt a by-law through section 97.1 of the Municipal Act to implement sustainable building construction features, including but not limited to, energy efficiency, water conservation and green roofs, and report back to Council with options and recommendations, including identifying any required Official Plan, Zoning By-law and Site Plan Control Bylaw amendments; and,

e) the Civic Administration BE DIRECTED to report back to Council within Q3 2024 with a short update regarding the scope and timeline of the Green Development Guidelines and Green Parking Lot Guidelines, and the above items.

Since January 2024, Civic Administration has advanced a number of items in the above Municipal Council resolution, including amendments to the *Site Plan Control By-law* and the *Zoning By-law* to advance green development in London. This terms of reference is intended to address future Green Development Guidelines, known as the Green Development Framework.

Purpose

The purpose of this study is to create the Green Development Framework, which will result in the efficient use of municipal infrastructure, opportunities to support the local economy, a reduction in greenhouse gas (GHG) emissions from new buildings and transportation, improved health and wellness for residents, an increase in quality local building stock, improved resilience to extreme weather events, and lower operating costs.

Goals and Objectives

The goal of this study is to create Green Development Framework, which will be easily implementable and adaptable over time in response to the climate emergency. It is also to improve data collection related to green development to identify any green building trends so that the City of London is better able to react to shifts in the development industry. The Green Development Framework process will:

- Summarize practices and policies of Ontario municipalities with similar climate conditions;

- Compile a detailed and comprehensive list of existing City policies and initiatives that support green development and identify which policies and initiatives could be implemented through the Green Development Framework;

- Compile a comprehensive list of existing requirements of Plan of Subdivision, Site Plan Control, Zoning By-law amendment, and Official Plan amendment applications that support the City's green development policies and initiatives;

- Engage with community members, industry representatives, Advisory Committees, and other interested parties;

- Work within the existing legislative and policy framework in Ontario;

- Create the Green Development Framework that improve data collection and are easily implementable and adaptable over time;

- Establish performance measures that build on current practices implemented by the City of London;

- Establish new performance measures that advance green development in the City of London;

- Establish metrics to measure and track the progress of green development over time;

- Provide recommendations for minor amendments to policies and minor updates to procedures that facilitate the implementation of the Green Development Framework; and

- Provide recommendations for strategies to incentivize higher levels of achievement of green development.

Desired Outcomes

The long-term desired outcome of the Green Development Framework is to create complete, resilient communities with environmentally, socially, and economically sustainable design.

Study Scope

The following provides a preliminary list of matters to be considered through the Green Development Framework process:

- Summary of the legislative and regulatory framework in Ontario

- Identification of City of London initiatives that could be advanced by Green Development Framework

- Identification of current green development practices implemented by the City of London

- An analysis of green development performance measures and metrics. The following topics should be considered for applicability in London, but do not represent an exhaustive list. Additional topics may be considered in addition to the following:
  - Bicycle end-of-trip facilities
  - Bicycle parking and storage facilities
  - Bike-share parking
  - Bird-safe design
  - Building location and orientation
  - Car-share parking
  - Community safety

    - Construction waste
    - District energy
    - Electric vehicle parking
    - Embodied carbon (carbon intensity) of building materials
    - Energy efficiency and performance
    - Green and cool paving
    - Green and cool roofs
    - Housing mix
    - Irrigation and drought-resistant and salt tolerant plantings
    - Light pollution
    - Low Impact Development
    - Native and non-invasive plant species
    - Natural heritage features
    - Outdoor amenity areas
    - Passive design concepts
    - Pedestrian walkways
    - Permeable paving
    - Rainwater harvesting
    - Renewable energy
    - Site design
    - Stormwater quality and quantity
    - Street and block design
    - Transit-supportive development
    - Tree canopy cover
    - Tree planting and topsoil volume/depth
    - Tree preservation
    - Urban heat island effect
    - Urban agriculture
    - Vegetative buffers
    - Waste management
    - Water efficiency and conservation
    - Wayfinding

- A guidebook providing a clear connection between the performance measures and the related City policy or initiative

- Checklists for all planning and development application types to assist applicants in meeting the performance measures

- A scoring and monitoring system to track progress over time

- Identification of updates to City of London documents to facilitate green development performance measures including, but not limited to, the following:
    - Complete Streets Manual
    - Design Specification and Requirements Manual (DSRM)
    - Planning and Development Application Processes
    - Guideline Documents
    - Site Plan Control By-law
    - Zoning By-law

- Recommendations for future incentives to encourage higher levels of green development implementation, which may include consideration of Community Improvement Plans, development charge rebates, tax-increment based grants, expedited approvals process, recognition programs, and density or height increases.

Study Approach

Phase 1

- Compiling a detailed and comprehensive list of existing City policies and initiatives that support green development and could be implemented through a Green Development Framework.

- Compiling a comprehensive list of existing requirements of Plan of Subdivision, Site Plan Control, Zoning By-law amendment, and Official Plan amendment applications that support the City's green development policies and initiatives.

- Reviewing the City's procedures for processing applications for Plans of Subdivision, Site Plan Control, Zoning By-law amendments, and Official Plan amendments and identify how a Green Development Framework could be implemented within these procedures.

- Undertake a review of best practices with respect to Green Development Guidelines in other Ontario municipalities, including performance measures and metrics and implementation strategies.

- Undertake a robust engagement program with the development industry and form a working group to better understand real and perceived issues and to establish a shared understanding of the challenges and shared commitment to address climate change.

- Undertake a robust engagement program with the community to better understand the community's climate change priorities related to the City's policies and initiatives.

- Prepare a report summarizing the results of the engagement programs, with recommendations for the overall approach for a Green Development Framework including recommendations for: the applicability of future guidelines (e.g. Site Plan Control, Plan of Subdivision, Zoning By-law amendment, and/or Official Plan amendment applications); how the guidelines would fit into existing City processes and procedures; general themes for future green development performance measures with linkages to City policies and initiatives; and priority subject matter and scope to be addressed by future green development performance measures with linkages to City policies and initiatives.

- Circulate the recommendations for feedback from the development industry and the community.

- Update recommendations based on feedback received.

Phase 2

- Based on the recommendations from the updated Phase 1 report and a review of best practices, prepare draft performance measures and metrics for green development to improve resilience to local climate change impacts from new development and buildings and implement the City's climate change policies and initiatives.

- Circulate draft performance measures and metrics for feedback from the development industry and the community.

- Identify any City policies or procedures that would require minor amendments or updates to implement the draft performance measures.

Phase 3

- Prepare a draft Green Development Framework, outline a strategy and timeline for their implementation, identify any City policies or procedures that would require minor amendments or updates to implement the Green Development Framework, and identify potential incentives for achieving higher levels of green development performance for Council consideration.

- Prepare a Guidebook and Checklist(s) to assist applicants in the implementation of the Green Development Framework.

- Amend policies and update procedures as required to implement the Green Development Framework and meet the identified implementation timeline.

Project Team

The project team will be comprised of City staff from Housing and Community Growth and a consulting team.

City Staff
The project is part of the Planning and Development work plan and will be completed at the direction of the Director, Planning and Development. The project lead will be the Manager, Environmental Planning, and the project manager will be a Planner from Community Planning. The project team will include other staff as required.

Consultant Staff
Consultants will be retained to support Civic Administration in completing the work plan and providing specialized expertise throughout the project. Consultants will conduct a robust engagement program; provide recommendations regarding the overall approach, including phasing, general topics, measures, metricise and implementation framework; and prepare a draft Green Development Framework.

Resource Team

The resource team will be comprised of City staff from various Service Areas providing enterprise-wide support with consideration of environmental, socio-economic, and government (ESG) factors.

City Staff
City staff with the following specializations will be used as a resource:

- Anti-Racism and Anti-Oppression
- Building Code
- Built Heritage
- City Facilities
- Climate Change
- Communications
- Development Compliance
- Development Finance
- Environmental Impact Assessment
- Environmental Planning
- Green Infrastructure
- Housing development (including Affordable Housing)
- Incentive Programs
- Industrial, Commercial and Institutional development
- Neighbourhood and city-wide services
- Planning Law
- Renewable Energy
- Servicing Infrastructure
- Site Planning
- Smart Energy Management
- Subdivision Planning

- Sustainable Planning and Design
- Sustainable Agriculture
- Sustainable Food Systems
- Sustainable Mobility
- Urban Ecology
- Waste Management
- Water Conservation and Management

Community Engagement and Information Sharing

The Green Development Framework requires input from individuals from the development industry and community members. All members of the public are invited to participate in the process.

Get Involved Project Webpage
The project webpage will include on the project, background documents, reports, notices and presentations. It will also include opportunities to provide feedback by contacting the project team leads via phone or email, and by completing surveys.

Resource Groups
This project will include the formation of a working group to provide information and advice to Civic Administration on matters related to the Green Development Framework. The working group will consist of external resource groups such as:

- Environmental Stewardship and Action Community Advisory Committee (ESACAC)
- The Urban League of London (ULL)
- The London Development Institute (LDI)
- London Home Builders Association (LHBA)
- London Environmental Network (LEN)

Advisory Committees
The draft Green Development Framework will be considered by the following:

- Accessibility Community Advisory Committee
- Community Advisory Committee on Planning
- Environmental Stewardship and Action Community Advisory Committee

Deliverables

The Green Development Framework will include:

1. A report summarizing the findings of Phase 1, including the results of the engagement programs, with recommendations for the overall approach for the proposed Green Development Framework. Recommendations should address: the applicability of future guidelines (e.g. Site Plan Control, Plan of Subdivision, Zoning By-law amendment, and/or Official Plan amendment applications); how the guidelines would fit into existing City processes and procedures; general themes for future green development performance measures with linkages to City policies and initiatives; and priority subject matter and scope to be addressed by future green development performance measures with linkages to City policies and initiatives.

2. Draft of the Green Development Framework

3. A report presented to Municipal Council through the Planning and Environment Committee that includes the recommended Green Development Framework

4. Green Development Framework: Guidebook

5. Green Development Framework: Checklist Rating System

6. Green Development Framework: Tracking Dashboard

Timeline

The following is the proposed timeline for the key milestones in the Green Development Framework process. The milestones and scheduled targets may change as the project advances.

Q4 2025: Finalize a Terms of Reference for a Green Development Framework

Q4 2025: Prepare and issue a Request for Proposals for a Green Development Framework

Q1 2026: Begin engagement program

Q2 2026: Review and report out on the results of the engagement process with recommendations regarding the overall approach, including the applicability of future guidelines, how the guidelines would fit into existing City processes and procedures, general themes for future green development performance measures with linkages to City policies and initiatives, and priority subject matter and scope to be addressed by future green development performance measures with linkages to City policies and initiatives

Q2 2026: Prepare a draft Green Development Framework

Q3 2026: Consult on the draft Green Development Framework

Q4 2026: Bring forward the final Green Development Framework, including associated Guidebook, Checklist(s) and Tracking Dashboard, for Council consideration

Appendix C – Development Industry Green Development Initiatives

The following information has been provided by the London Development Institute (LDI) and highlights green development initiatives that have been voluntarily implemented by the development industry in London.

Specific developments:

- 505 Talbot Street was the first LEED-certified condo building in the City of London.
- 230 North Centre Road was designed with a total Energy Savings and total Greenhouse Gas Emissions savings of greater than 40 percent over the National Energy Code of Canada for Buildings (NECB 2017).

Active transportation initiatives:

- Promoting usage of alternate transport means like buses and bikes by developing infrastructure for bikes, pedestrian access to public facilities and selecting sites which are accessible by public transport.
- Providing additional outdoor bike racks over minimum requirements.

Electric vehicle (EV) initiatives:

- Installing EV Charging Stations, including running additional Power Provisions for future additional EV Chargers based on market demand.

Water-saving landscape initiatives:

- Installing water efficient irrigation through drip systems with timers.
- Installing smart irrigation systems to automate watering based on weather conditions.
- Selecting local or water efficient plants.

Water- and energy-efficient appliances and fixtures:

- Installing water efficient sanitary fixtures to control water flow with water efficient designs. Domestic hot water flow is reduced by approximately 20% using efficient appliances and low-flow fixtures throughout the buildings, when compared to the NECB baseline flow rates.
- Installing Energy Star rated appliances.

Lighting initiatives:

- Installing Energy Star rated efficient LED light fixtures, which have less energy consumption and a very long service life.
- Selecting light fixtures which do not cause light pollution by avoiding upward light spread.
- Installing motion-controlled LED lighting in garages.

On-site stormwater management initiatives:

- Managing stormwater runoff with site development strategies to minimize over runs and avoid stormwater contamination.
- Developing sites with soft landscape and minimizing heat island causing surfaces both on ground and roof.

Tree preservation initiatives:

- Preserving native trees on site and enhancing local landscape with frugal landscape.

Green building materials and systems:

- Installing electric water heaters.
- Supplying fresh air via single-zone HRV, with sensible effectiveness vs National Energy Code of Canada (NECB) Baseline requiring only Direct ducted fresh air supply; no energy recovery.
- Installing remote cooling condenser (AC) with an Energy Efficient Ratio of EER 11.3 above NECB requiring only EER 10.0 and above.

- Installing HVAC systems that include high-efficiency fan motors, which reduce energy use associated with air distribution in the building compared to the NECB Baseline with standard-efficiency fans.
- Installing Smart Thermostats to prevent additional energy consumption.
- Using advanced technologies like ERV pumps, efficient heat pumps and VRV technologies to make HVAC usage efficient.
- Developing buildings with appropriate WWR and insulation technologies to avoid excess heat and solar gain.
- Installing sensor-based HVAC, lighting and mechanical equipment with safety mechanisms, which is a standard.
- Selecting long-lasting and high-quality materials to reduce waste generation.
- Managing outgoing waste materials using proper reuse and segregation policies.
- Utilizing regional materials whenever possible to reduce embodied energy.
- Utilizing certified wood in construction.
- Installing bird-friendly glazing in buildings to avoid bird injuries.
- Utilizing centralized heating systems.
- Building to a higher standard to reduce energy usage.
- Implementing multi-stream recycling.

Appendix D – Review of Existing Green Development Approaches

Green Development Guidelines have been implemented within Ontario for well over a decade; the City of Pickering Sustainable Development Guidelines came into effect in 2007, and the Toronto Green Standard and Halton Hills Green Development Standards both began implementation in 2010. Many of the Green Development Standards reviewed are on their second or third versions, as cities incorporate lessons learned from years of implementation into revised guideline documents.

Caledon (2024)
The Town of Caledon began implementation of their Green Development Standards (GDS) in July 2024 as a one-year pilot. This is to allow Town staff to evaluate implementation, receive feedback from applicants and internal reviewers, and to make minor adjustments to the to the program after the pilot concludes. The GDS apply to Draft Plan of Subdivision and Site Plan Control applications for residential, commercial, and industrial development.

The GDS consists of three themes that the performance measures are organized by: Community design and mobility, green infrastructure, and buildings and energy. The community design and mobility theme includes performance measures for housing diversity, connection to parks and open space, light pollution reduction active transportation, public spaces, mixed-use neighbourhoods, and electric vehicle charging. The green infrastructure theme includes performance measures for on-stie green infrastructure, healthy soils, plant species, urban heat island, stormwater quantity and quality, and bird-friendly design. The buildings and energy theme includes performance measures for operation energy and Green House Gas emissions, building resilience, solar readiness, embodied carbon, water conservation, construction waste, and owner education.

Brampton, Markham, Richmond Hill and Vaughan (2023)
The Sustainability Metrics Program (SMP) is the result of a collaboration between the Cities of Brampton, Markham, Richmond Hill, and Vaughan, carried out with the assistance of the Government of Canada and the Federation of Municipalities through the Municipalities for Climate Innovation Program. The updated version of the SMP took effect on January 1, 2023. The SMP is applicable to applications for Draft Plan of Subdivision and Site Plan Control; they may apply to Site Plan amendments on a case-by-case basis.

The SMP is a point-based system where each performance measure is worth a defined number of points. There are three levels of performance – Bronze, Silver, and Gold. At minimum, the Bronze Performance Level must be achieved. Applications for Draft Plans of Subdivision must achieve a score of 27-40, while applications for Site Plan Control must achieve a score of 41-61 to reach this level. To achieve the Silver Performance Level, applications for Draft Plans of Subdivision must achieve a score of 41-49, while applications for Site Plan Control must achieve a score of 61-75. To achieve the Gold Performance Level, applications for Draft Plans of Subdivision must achieve a score of over 50, while applications for Site Plans Control must achieve a score of greater than 76.

The SMP consists of five themes that the performance measures are organized by: built environment, mobility, natural environment and parks, infrastructure and buildings, and innovation. The built environment theme includes performance measures for proximity to amenities, mixed-use development, housing diversity, community and neighbourhood scale, cultural heritage conservation, urban tree canopy and shaded walkways/sidewalks, salt management, carshare and carpool parking, surface parking footprint, and electric vehicle charging stations. The mobility theme includes performance measures for block length, school proximity to transit and cycling network, intersection density, walkable streets, pedestrian amenities, bicycle parking, trails and cycling infrastructure, active transportation network, distance to public transit, and traffic calming. The natural environment and parks theme includes performance measures for tree conservation, soil quantity and quality for new trees, healthy soils, natural heritage connections, natural heritage system enhancements, supporting pollinators, dedicated

fruit/vegetable garden space, park access, stormwater quantity, stormwater quality, potable water use, and multi-purpose stormwater management. The infrastructure and buildings theme includes performance measures for buildings designed/certified under accredited “green” rating systems, accessibility for multi-unit dwellings, building accessibility, embodied carbon of building materials, heat island reduction, solar gain control, solar readiness, energy strategy, building energy efficiency, GHG reduction, resilience, rainwater and greywater use, back-up power, extreme wind protection for ground-oriented development, sub-metering of thermal energy and water, light pollution reduction, bird-safe design, and solid waste. The innovation theme includes performance measures for innovation strategies that have significant, measurable environmental benefits.

Ottawa (2023)
The City of Ottawa’s High Performance Development Standard (HPDS) was approved in April 2022. Implementation was intended to begin after Provincial approval of the City of Ottawa’s new Official Plan in November 2022, however, it was delayed due to Bill 23. The revised implementation approach was later approved in May 2023. The first phase, including requiring minimum performance measures for new developments, began implementation on July 1, 2023.

The HPDS applies to all Site Plan Control applications in the Urban Area, “HPDS Development Threshold” Site Plan Control applications in the Rural Area, and Draft Plan of Subdivision applications. “HPDS Development Threshold” application means a site plan application in respect of: 1) residential developments containing fourteen or more units, five or more floors and/or having a gross floor area of 1,200 square metres or more; 2) all planned unit developments; 3) mixed-use buildings containing fourteen or more units, five or more floors and/or with a gross floor area of 1,400 square metres or more; 4) non-residential development of five or more floors and/or with a gross floor area of 1,860 square metres or more; and/or 5) drive-through facilities in the Site Plan Control Inner Area or abutting residential zones.

The HPDS consists of two tiers of performance measures. The performance measures identified in Tier 1 are mandatory, while Tier 2 performance measures are a voluntary higher-level of performance. The performance measures are grouped into four categories: Site Plan Tier 1, Site Plan Tier 2, Subdivision Tier 1, and Subdivision Tier 2. The Site Plan Tier 1 category includes performance measures for building energy efficiency, accessibility, fresh air intake, tree planting, plant species, exterior lighting, bird-safe design, sustainable roofing, cool landscape and paving, common area waste storage, electric vehicle parking, and bicycle access and storage. The Site Plan Tier 2 category includes performance measures for building energy efficiency, airtightness testing, operational energy, renewable energy, district energy, embodied carbon, thermal imaging, health supportive amenities, exterior lighting, operable windows, interior room temperature, refuge areas, resiliency plans, common area waste storage, in-suite waste sorting, construction waste management plans, parking, micro-mobility, electric vehicle parking, bicycle access and storage, enhanced bicycle facilities, transit access, and enhanced transit facilities. The Plan of Subdivision Tier 1 category includes performance measures for community energy plans, tree planting, and plant species. The Plan of Subdivision Tier 2 category includes performance measures for community energy plans, extreme wind and snow loading, waste storage, and construction waste management.

Pickering (2023)
The City of Pickering began implementation of the City of Pickering Sustainable Development Guidelines in 2007. In January 2023, the Pickering Integrated Sustainable Design Standards (ISDS) replaced the 2007 Sustainable Development Guidelines. The ISDS applies to new applications for Draft Plan of Subdivision and Site Plan Control. Renovation and expansions to existing buildings are not required to meet the ISDS requirements but are encouraged to implement relevant sections of the ISDS where possible.

The ISDS is a two-tiered system. Tier 1 is a mandatory minimum level of achievement and Tier 2 is an optional, higher-level of achievement. Where the applicant is unable to

meet a mandatory Tier 1 requirement, they may propose an alternative sustainable development solution that either achieves equal to or above the benefits of the required measure, to the satisfaction of the Director, City Development. Performance measures are identified as applicable to a development type – low-rise residential or mid- to high-rise residential and non-residential.

The ISDS consists of seven themes that the performance measures are organized by: education, energy and resilience, neighbourhood, land use and nature, transportation, waste management, and water. The education theme includes a performance measure for resident education information packages. The energy and resilience theme includes performance measures for urban heat island reduction, building energy performance and emissions, renewable energy, and building resilience. The neighbourhood theme includes performance measures for private pedestrian walkways, private play areas and structures, building access, wayfinding signage, and community safety. The land use and nature theme includes performance measures for topsoil depth, light pollution reduction, native and non-invasive plant species, vegetated buffers, tree preservation and removal compensation, street trees, natural heritage features and open space enhancement, common outdoor amenity space, and bird-friendly design. The transportation theme includes performance measures for electric vehicle infrastructure and bicycle parking and storage facilities. The waste management theme includes performance measures for construction waste reduction and on-site storage. The water theme includes performance measures for stormwater management, building water efficiency, and rainwater harvesting.

Ajax (2022)
The Town of Ajax has been implementing the Ajax Green Standard (AGS) since May 1, 2022. The AGS is applicable to all new applications for Draft Plan of Subdivision and Site Plan Control.

The AGS has two levels of performance. Tier 1 is a mandatory requirement that must be achieved by all new applications for Draft Plan of Subdivision and Site Plan Control. Tier 2 is a voluntary higher level of achievement; to achieve Tier 2, development applications must meet all applicable Tier 2 Core requirements. Non-financial incentives will be available to projects that achieve Tier 2 performance. These incentives may include expedited reviews, improved marketing through Ajax networks, and annual awards presented by the Mayor and Town Council. Incentives are provided on a case-by-case basis at the discretion of the Town. Performance measures are identified as applicable to a development type – low-rise residential or mid- to high-rise residential and non-residential.

The AGS consists of six themes that the performance measures are organized by: air, energy, natural assets and habitat, waste and materials, water, and other. The air theme includes performance measures for green vehicle parking, electric vehicle infrastructure, heat island effect reduction measures, pedestrian infrastructure, and active transportation infrastructure. The energy theme includes performance measures for energy performance and emissions, operational systems verification, light pollution reduction, on-site renewable energy, energy and conservation targets. The natural assets and habitat theme includes performance measures for habitat corridor enhancement, bird-friendly design, native species plantings, natural heritage systems, drought-tolerant landscaping, topsoil integrity and composition, trees protection and soil volumes, and street tree planting. The waste and materials theme includes performance measures for construction waste reductions and management, and operational waste reduction and management. The water theme includes performance measures for water conservation, stormwater management, and hydrology and watershed protection. The final theme captures a performance measure for green upgrades provided to home buyers.

Toronto (2022)
The City of Toronto began implementation of the Toronto Green Standard (TGS) in 2010. The City of Toronto has followed a standard frequency of updates to the TGS on a four-year cycle to advance the Toronto’s environmental sustainability priorities. This frequency has ensured the development industry has time to adjust to higher standards;

implementing changes between the four-year period is more challenging as it is not part of a comprehensive TGS update. The most recent version of the TGS, Version 4, came into effect in May 2022. The 2022 TGS applies to new construction through the development review and approvals process, which includes applications for Official Plan and/or Zoning By-law Amendments, Draft Plan of Subdivision, and Site Plan Control.

The TGS consists of four tiers of performance. Tier 1 performance measures are mandatory requirements that must be applied; Tier 2, 3, and 4 performance measures are voluntary. Financial incentives are offered for eligible and verified projects that achieve Tier 2, 3 or 4 to encourage higher levels of performance through the Development Charge Rebate Program. Performance measures are identified as applicable to a development types – low-Rise residential or mid- to high-rise residential and non-residential.

The TGS consists of five themes that the performance measures are organized by: air quality; building energy, emissions, and resilience; water quality and efficiency; ecology and biodiversity; and waster and the circular economy. The air quality theme includes performance measures for low emissions transportation and mobility such as providing charging stations for electric vehicles; long- and short-term bicycle parking, public bicycle parking, electric bicycle infrastructure, and shower and change facilities; and wide sidewalks, weather protection for pedestrians, and pedestrian lighting. The building energy, emissions and resilience theme includes performance measures for annual greenhouse gas intensity, energy performance, embodied emissions of the building materials, refuge areas and back-up power generation, energy and water consumption, and air tightness. The water quality and efficiency theme includes performance measures for water balance, quality and quantity control, green streets, green infrastructure, water-efficient fixtures, and efficient irrigation. The ecology and biodiversity theme includes performance measures for tree planting areas and soil volumes, tree canopy cover along street frontages and in parking lots, tree water programs, green and cool paving, native plantings, green and cool roofs, natural feature protection, climate-positive landscape design, bird-friendly glazing, rooftop vegetation, grate porosity, and exterior lighting. The waste and the circular economy theme includes performance measures for waste collection, waste storage, building and material reuse, building material sourcing, and construction waste and diversion.

Burlington (2021)
The City of Burlington approved the Sustainable Building and Development Guidelines (SBDG) in 2021. The SBDG are applicable to developments subject to an application for Official Plan and/or Zoning By-law Amendments and Site Plan Control when the following uses are proposed: mixed-use, institutional and public service facilities, commercial, industrial/employment, and high- and medium-density residential buildings. Applications involving single-detached dwellings and other low-density residential buildings, in addition minor Site Plan Control applications are not subject to the SBDG.

The majority of the performance measures of the SBDG are voluntary; however, several are mandatory requirements. Of the voluntary performance measures, the City specifically encourages implementation of the measures that achieve water conservation, waste reduction, carbon neutrality, implement energy conservation and generation, increase and improve the urban forest tree canopy, implement innovative stormwater management.

The SBDG consists of eight themes that the performance measures are organized by: site design; transportation; natural environment; water conservation and quality; energy and emissions, waste and building materials; maintenance, monitoring and communication; and innovation. The site design theme includes performance measures for topsoil depth, topsoil reuse, snow management, site disturbance, adaptive reuse, and accessible units. The transportation theme includes performance measures for pedestrian and cycling connections, accessible design, bicycle storage, transportation demand management, end-of-trip facilities, electric vehicle parking, transit passes, bike share access, and car share access. The natural environment theme includes performance measures for light pollution, native species, bird-friendly design, low-maintenance landscaping, tree canopy cover, soil volume, tree preservation restoration

and enhancement of the Natural Heritage System, community gardens, and green roofs. The water conservation and quality theme includes performance measures for stormwater quality, water conservation, pervious surfaces and LID measures, and efficient fixtures. The energy and emissions theme includes performance measures for urban heat island reduction, energy efficiency, on-site renewable energy, net-zero energy footprints, district energy, continuous metering for individual units, and third-party commissioning of building systems. The waste and building materials theme includes performance measures for waste management plans, waste management facilities, recycled construction materials, locally manufactured construction materials, sustainable wood-based materials, air pollutants in materials, and construction waste management. The maintenance, monitoring and communication theme includes performance measures for building maintenance plans, homeowner/occupant education, and monitoring of project performance data on energy, water and healthy environments. The innovation theme includes a performance measure for innovation design or performance features not listed in the previous performance measures.

Halton Hills (2021)
The Town of Halton Hills began implementation of Green Development Standards in 2010. Updates were made in 2014 and 2021. The most recent version, Green Development Standards v3 (GDS v3), are applicable to all developments and major additions subject to an application for an Official Plan and/or Zoning By-law Amendment, Draft Plan of Subdivision, or Site Plan Control.

The GDS v3 is a point-based system where each performance measure is worth a defined number of points. There are three levels of performance – Tier 1, Tier 2, and Tier 3. To be compliant with GDS v3, applications must achieve a minimum of 20 points, or Tier 1 performance. Applications which achieve 20 to 27 points attain Tier 1, between 28 and 34 points attain Tier 2, and 35 points or more points attain Tier 3. This tiered approach recognises developments that voluntarily achieve higher levels of performance and establishes a system where future programs could be created to incentivize pursuit of higher tiers. It also provides transparency as the Town intends to make Tier 2 the minimum requirement in 2025 and Tier 3 the minimum requirement in 2030.

The GDS v3 consists of five themes that the performance measures are organized by: energy and water, ecology, resiliency, transportation, and innovation. The energy and water theme includes performance measures for energy reduction, low-carbon energy systems, and water consumption reduction. The ecology theme includes performance measures for soil depth, planter soil volume, and native and drought resistant vegetation. The resiliency theme includes performance measures for stormwater quantity, stormwater quality, and climate change resiliency. The transportation theme includes a performance measure for fossil fuel trip reduction. The innovation theme includes a performance measure for environmental innovation.

King (2021)
The Sustainable King: Green Development Standards Program was adopted by King Township Council on November 16, 2020 and came into effect on February 1, 2021. This program has since been replaced with the ThinKING Green: Sustainable Development Program, which was endorsed by Council on May 13, 2024 and came into effect on September 1, 2024. ThinKING Green applies to applications for Draft Plan of Subdivision and Site Plan Control.

ThinKING Green is a points-based system with three levels of performance – Bronze, Silver, and Gold. Each performance measure has three target levels, which include Minimum, Level 1 and Level 2. A defined number of points is associated with each target level. Applications must achieve a minimum of level of performance of Bronze, which is a score of 35-50 for Site Plan Control applications and 30-40 for Plan of Subdivision applications.

ThinKING Green consists of five themes that the performance measures are organized by: green infrastructure, energy and conservation, built environment, natural environment, and healthy communities. The green infrastructure theme includes

performance measures for reducing the heat island effect, harvesting rainwater, re-using materials, road salt management, stormwater quantity, water quality, and wind protection for ground-oriented development. The energy and conservation theme includes performance measures for alternative energy systems, energy efficiency, green building certification, reducing light pollution, reducing the use of potable water for irrigation, and water conservation. The built environment theme includes performance measures for bird-friendly design, building orientation, cultural heritage conservation, off-street parking, electric vehicle charging, carpool parking, shadow impacts, and the active transportation network. The natural environment theme includes performance measures for parkland connections; lot disturbance in the countryside; protection, enhancement and restoration of the natural heritage system; soil quality and quantity, street trees, supporting pollinators, and tree canopy. The healthy communities theme includes performance measures for bicycle parking, community gardens, fire prevention, housing diversity, mixed-use housing, parkland, universally accessible development, and waste management.

Whitby (2020)
The Town of Whitby began implementation of the Whitby Green Standards (WGS) in September 2020. Since this time, the WGS has been applicable to all new development subject to an application for a Draft Plans of Subdivision or Site Plan Control.

The WGS consist of four tiers or performance. At a minimum, applications must achieve compliance with Tier 1. Tier 2, 3, and 4 requires achievement of voluntary performance measures. Performance measures are identified as applicable to applications for Draft Plans of Subdivision or applications for Site Plan Control.

The WGS consists of ten themes that the performance measures are organized by: local and sustainable food, health and happiness, equity and local economy, culture and community, land use and nature, sustainable water, recycled/reclaimed materials, travel and transport, energy and climate change, and zero waste. The local and sustainable food theme includes performance measures for community gardens, rooftop gardens, and spaces that support farmers' markets. The health and happiness theme includes performance measures for parks and open space provision and access, and provision of public and boulevard trees. The equity and local economy theme includes performance measures for affordable housing provision, housing mix, Crime Prevention Through Environmental Design (CPTED) principles, and accessible design. The culture and community theme includes performance measures for public art, outdoor amenity space, and cultural heritage impact assessments. The land use and nature theme includes performance measures for street lighting, environmental management, native plantings, tree preservation, heat island effect, erosion and sedimentation control plan, bird- and bat-friendly design, green roofs and pollinators, and buffer planting features. The sustainable water theme includes performance measures for stormwater management, paving materials and landscaping for driveways and parking lots, water balance, drought-tolerant plants, and irrigation. The recycled/reclaimed materials theme includes a performance measure for the use of recycled materials for use in asphalt. The travel and transport theme includes performance measures for accessible design to pedestrians, urban mobility requirements including bicycle parking and connectivity, compact development, off-street surface parking design, walkway design, connectivity to transit, bike storage, carpool and car-share parking, parking footprints, block sizes, functional entry locations, complete streets, and electric vehicle charging. The energy and climate change theme includes performance measures for district energy systems, renewable energy, passive solar orientation, energy performance, greenhouse gas emission targets, energy efficient appliances, and wind access. The zero waste theme includes performance measures for collection areas for household hazardous waste and waste management steams for construction waste.

East Gwillimbury (2018)
The Thinking Green Development Standards Program (TGDS) of the Town of East Gwillimbury came into affect in May 2018. The TGDS is applicable to new Draft Plan of Subdivision and Site Plan Control applications, with the exception of Site Plan applications for single-detached dwellings in the Oak Ridges Moraine.

The TGDS has three levels of performance. All new Draft Plan of Subdivision and Site Plan Control applications submitted must achieve all applicable Level 1 performance measures, in addition to two Level 2 performance measures in each theme or one Level 3 performance measure under each theme.

The TGDS consists of three themes that the performance measures are organized by: protection and enhancement of the natural environment, conservation of energy and water, and complete and connected communities. The protection and enhancement of the natural environment theme includes performance measures for natural heritage system protection and restoration, natural heritage system connections, tree canopy cover and replacement, planting programs, soil quality and quantity, street trees, natural self-sustaining vegetation, urban heat island reduction, cool roofs and green roofs, bird-friendly design, water quality, and water quantity. The conservation of energy and water theme includes performance measures for building energy efficiency, building water efficiency, green buildings certification, building solar efficiency and renewable or alternative energy systems, district energy, shielded exterior lighting, rainwater harvesting and re-use systems, water meters, and recycled/reclaimed materials. The complete and connected communities theme includes performance measures for connectivity and permeability, pedestrian networks, streetscape amenities, bicycle parking and amenities, cycling networks, public transit supports, servicing and loading, carpool and efficient vehicle parking spaces, electric vehicle parking spaces and charging stations, the location of vehicle parking spaces, universal design and accessibility, mix of housing options, garbage and recycling, public art, heritage preservation and enhancement, building location and orientation, education/information, street and block patterns, street and block design, proximity to amenities, proximity to schools, and proximity to pubic parks and public squares.