

Town of Caledon Green Development Standards:

In Design, In Development, In Implementation



In Design



**Sustainable
Community Policies for
Mayfield West Phase 2**

Mayfield West Phase 2

Principles

1. Achieve **net ecological gain**,
2. Adopt an **integrated design** process,
3. Foster a local identity rooted in the spirit of the Town of Caledon.
4. Establish the structure for a close knit small town that fosters **self sufficiency**.
5. Achieve a range and mix of housing.
6. Promote **walking, cycling and transit** opportunities.
7. **Maximize conservation and innovation**
8. Ensure community connectivity and **integration at all scales**.
9. Support adaptive change.



Stage I

- Existing Municipal Policy Analysis
 - Determine best practices and lessons learnt
 - Scan of existing policies
 - Interview municipal staff and Councillors

Prospective case studies include; East Gwillimbury's Thinking Green Development Standards, York Region's New Community Criteria; Town of Oakville's Sustainable Development Strategy policies within the North Oakville East Secondary Plan; City of Pickering's Sustainable Placemaking Guidelines



Stage II

- Stakeholder Consultation (3 proposed sessions)
 - Builders and developers, local utilities, and conservation authorities, community environmental groups
- Policy Focus Group
 - Stakeholders to review proposed policy
- Council Input
 - Via Council workshop and report



Stage III

- Implementation and Alignment of Policy
 - Incorporate best practices and findings into proposed policy document
 - Aligning policy with the Town's Official Plan
 - Include final Sustainable Community Policies in the Mayfield West Phase 2 Secondary Plan.



In Development

**Corporate Green
Building Standard**



Rationale

- Optimal standard for Caledon's needs
- Provide leadership
- Maintain consistency and build capacity
- Assist with budgeting



Work to Date

- Retained a Consultant (Lighthouse)
- Key Staff Interviews
 - Facility managers, Project Managers, Finance Staff
- Site Tours (Existing stock and in-construction)
- Review of Municipal Best Practices



Early Findings



- Externally- Standards have incorporated LEED certification, however, municipalities are seeking and assessing alternatives.
- Internally- staff are receptive, but need guidance and cost effective solutions.

Deliverable

- Corporate Green Building Standard
 - Requirement and recommendation
 - Cost and financial analysis
 - Commissioning standards and best practices
 - Monitoring and verification standards and best practices
 - Procurement text



In Implementation



Green Development Program



D.C. Discounts



DEVELOPMENT CHARGE DISCOUNT APPLICABLE TO NEW COMMERCIAL & INDUSTRIAL BUILDINGS IN CALEDON*			
Green Measure	Inclusions	Commercial Discount	Industrial Discount**
Green Technologies	Solar hot water system Providing a minimum 25% of the building energy needs	5% for any inclusion or any combination of inclusions	10% for any inclusion or any combination of inclusions
	Transpired solar collectors Providing a minimum 10% of the building energy needs		
	Solar photovoltaic system Providing a minimum 5% of the building energy needs		
	Innovative storm water management practices***		
	Storm water cistern Providing 100% of irrigation needs		
LEED® Certified	Certified and registered with the Canada Green Building Council as meeting the current and applicable LEED® Canada Rating Systems	20.0%	30.0%
LEED® Silver		22.5%	35.0%
LEED® Gold		25.0%	40.0%
LEED® Platinum		27.5%	44.5%

* discount applies to Town of Caledon development charges only.

** this increased industrial DC discount available from July 8, 2011 to July 7, 2013

*** as listed in the most current *Low Impact Development Stormwater Management Planning and Design Guide* prepared by the Credit Valley and Toronto and Region Conservation Authorities

Process

- Building Permit Application
 - Green development application verified by Plans Examiners
- Development Charges Payment
 - Discounted development charges are paid
 - Letter of credit is provided in discount amount
- Building Permit Issuance
 - Proof of development charges and Letter of Credit provided
- 2 Year Time Frame
 - Builders/Developers have 2 years after construction to demonstrate green proof
 - If, within 2 years, green proof is submitted, Letter of Credit is released
 - If not, Town will draw on Letter of Credit



Experience



Lessons Learned

- Read and re-read CaGBC Municipal Green Building Toolkit
- Research municipal best practices
- Determine what approach is best for your municipality
- Establish Staff Committee with cross-departmental representation
- Depending on the approach- consider retaining a consultant
- Consult, consult, consult

Challenges

- Determining actual discounts
- Deciding on the green technologies
- Creating a process that isn't too burdensome
- Ongoing promotion of the Program