



SUSTAINABLE DEVELOPMENT THROUGH LEED® - IMPLEMENTATION STRATEGY

Presentation to Planning and Economic
Development Committee

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Overview



- ❑ Background/Consultation
- ❑ Highlights of the Implementation Strategy
- ❑ Next Steps
- ❑ Recommendations

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Background

- ❑ **LEED®** - acronym for “Leadership in Energy and Environmental Design”
- ❑ A National ‘Green Building’ Certification System offered through the Canada Green Building Council
- ❑ Sets minimum standards that developments must meet in order to be considered GREEN
- ❑ LEED® is currently the most recognized and established Green Building Certification system in the country
- ❑ Four possible levels of LEED® Certification: Certified, Silver, Gold and Platinum.



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Background

- ❑ Policy Framework Approved by Regional Council in June 2007
- ❑ 20% to 35% Servicing Allocation Bonus for High Density Residential Developments meeting various Sustainability Objectives (i.e., LEED® Silver Certification, etc.)
- ❑ Reinforces Regional Urban Structure: Centres and Corridors



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Consultation



- ❑ Consultation was extensive and involved all 9 Local Municipalities, various Regional Departments and various members of BILD
- ❑ Strong interest in the Program, and how it would be delivered and administered
- ❑ An Innovative Program: No Template to follow

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Program Highlights

- ❑ Eligibility Criteria – development must be High Density Residential and Located within a Regional or Local / Centre or Corridor
- ❑ Development must achieve 4 Sustainability Objectives:
 - ❑ Significant Water Conservation
 - ❑ Conformity with the Regional Transit-Oriented Development Guidelines
 - ❑ Three Stream Waste Management
 - ❑ LEED® Certification (Minimum Silver)



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Program Highlights

- ❑ Applicants can choose from 3 different levels of Servicing Allocation Bonus: 20%, 35% and 40%
- ❑ Higher Servicing Allocation Bonus levels require the achievement of greater levels of Sustainability
- ❑ Enhanced 40% Servicing Allocation Bonus level introduced to encourage innovation in the levels of conservation that can be achieved in high density developments
- ❑ Streamlined Application Approval process that will involve standard conditions of approval.



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Next Steps

- ❑ Immediately Commence Processing Applications
- ❑ Program uptake anticipated to be strong
- ❑ Explore opportunities in 2008 to broaden the scope of the Program, based on learned experiences, to include other forms of housing



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Key Report Recommendations

- ❑ That the Implementation Strategy as outlined in the Report be adopted.
- ❑ That the Program be enhanced to provide an increased Servicing Allocation Bonus of 40%.
- ❑ That approvals required to make operational the requirements of the Program be adopted.
- ❑ That staff be given the authority to make minor adjustments to the Program in order to improve and streamline the process.

