

1. High Performance Development Standard Update 2023

Mise à jour 2023 sur les Normes pour l'aménagement d'immeubles très performants

Committee recommendations

That Council:

- 1. Approve the updated High Performance Development Standard phasing timeline as outlined in this report;**
- 2. Approve the revised work plan timeline and next steps for High Performance Development Standard as outlined in this report;**
- 3. Direct staff to report back to Environment and Climate Change Committee with:**
 - a. an update to the Corporate Green Building Policy to align with Tier 2 of the High Performance Development Standard 2024;**
 - b. key performance indicators relating to the implementation and results of the High Performance Development Standard as part of the Climate Change Master Plan Annual Status Update;**
 - c. proposed incentive program, and funding options to support higher tier performance (Tier 2) in 2024; and**
 - d. review and update of the High Performance Development Standard every four years with first recommended update for approval in 2025.**
- 4. Direct staff to respond to changes to the Ontario Building Code and Ontario Building Code Act, and report back to Environment and Climate Change Committee as required.**
- 5. Approve the revised Site Plan Control by-law provisions within Site Plan Control By-law 2014-256 as amended, in order to:**
 - a. Apply the High Performance Development Standard to all Site Plan Control applications in the urban area;**

- b. **Apply the High Performance Development Standard to Site Plan Control applications that meet the definition of “HPDS Development Threshold” in the rural area;**
- c. **Require drawings sufficient to display matters of exterior design and their sustainable design as outlined in the High Performance Development Standard, as adopted by City Council on April 13, 2022; and**
- d. **Add a definition for “HPDS Development Threshold” (formerly referred to as Complex Site Plan).**

Recommandations du Comité

Que le Conseil :

1. **Approuve le calendrier révisé d'application progressive des Normes pour l'aménagement d'immeubles très performants, qui est présenté dans ce rapport;**
2. **Approuve le calendrier de travail révisé et les prochaines étapes relatives aux Normes pour l'aménagement d'immeubles très performants, qui sont présentés dans ce rapport;**
3. **Enjoigne au personnel de rendre compte au Comité de l'environnement et du changement climatique en soumettant :**
 - a. **une mise à jour de la Politique sur les bâtiments écologiques de la Ville pour qu'elle respecte les exigences du palier 2 des Normes pour l'aménagement d'immeubles très performants 2024;**
 - b. **des indicateurs clés de rendement liés à la mise en oeuvre et aux résultats des Normes pour l'aménagement d'immeubles très performants dans le cadre de la mise à jour annuelle du Plan directeur sur les changements climatiques;**
 - c. **un programme incitatif et des options de financement favorisant un rendement de palier supérieur (palier 2) en 2024; et**

- d. **une révision et mise à jour des Normes pour l'aménagement d'immeubles très performants tous les quatre ans, la première mise à jour recommandée devant être approuvée en 2025.**
4. **Enjoigne au personnel de tenir compte des changements apportés au Code du bâtiment de l'Ontario et à la Loi sur le code du bâtiment de l'Ontario, et de rendre compte au Comité de l'environnement et du changement climatique au besoin.**
5. **Approuve les dispositions révisées de la Réglementation du plan d'implantation (no 2014-256), dans sa version modifiée, afin de :**
 - a. **Appliquer les Normes pour l'aménagement d'immeubles très performants à toutes les demandes de réglementation du plan d'implantation dans le secteur urbain;**
 - b. **Appliquer les Normes pour l'aménagement d'immeubles très performants aux demandes de réglementation du plan d'implantation qui répondent à la définition de « seuil d'aménagement NAITP » dans le secteur rural;**
 - c. **Exiger des dessins qui montrent suffisamment l'extérieur et la conception durable des immeubles, conformément aux Normes pour l'aménagement d'immeubles très performants, comme l'a demandé le Conseil municipal le 13 avril 2022; et**
 - d. **Définir « seuil d'aménagement NAITP » (anciennement appelé « plan d'implantation complexe »).**

Documentation/Documentation

1. Director's report, Economic Development and Long Range Planning, Planning, Real Estate and Economic Development Department, dated 28 March 2023 (ACS2023-PRE-EDP-0016)

Rapport du Directeur, Développement économique et planification à long terme, Services de la planification, des biens immobiliers et du développement économique, daté le 28 mars 2023 (ACS2023-PRE-EDP-0016)

2. Extract of draft Minutes, Environment and Climate Change Committee, 18 April 2023.

Extrait de l'ébauche du procès-verbal, Comité de l'environnement et du changement climatique, le 18 avril 2023.

Extract of Draft Minutes 3
Environment and Climate
Change Committee

18 April 2023

Extrait de l'ébauche du
procès-verbal 3
Comité de l'environnement et
du changement climatique
Le 18 avril 2023

High Performance Development Standard Update 2023

ACS2023-PRE-EDP-0016

Report Recommendations

That the Environment and Climate Change Committee:

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- 3. Direct staff to report back to Environment and Climate Change Committee with:**
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4. **Direct staff to respond to changes to the Ontario Building Code and Ontario Building Code Act, and report back to Environment and Climate Change Committee as required.**
5. **Approve the revised Site Plan Control by-law provisions within Site Plan Control By-law 2014-256 as amended, in order to:**
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Carried, with dissent from Councillor D. Brown

At the outset, the Committee received a few words of introduction on this item from Ms Rebecca Hagen, Section Manager, Climate Change and Resiliency Branch, Planning, Real Estate and Economic Development (PRED) Department. Also present to respond to the Committee’s questions were Ms Andrea Flowers, Manager, Strategic Projects, PRED, Mr. David Wise, Director, Economic Development and Long Range Planning, PRED, and Mr. Don Herweyer, General Manager, PRED.

The Committee then heard from the following delegations:

1. Ms Barbara Long⁺, Community Associations for Environmental Sustainability (CAFES)
2. Mr. Jason Burggraaf⁺⁺, Greater Ottawa Home Builders’ Association (GOHBA)
3. Mr. Ryan Koolwine, Project 1 Studio
4. Ms Ursula Melinz⁺, Soloway, Wright LLP

[+ Slide presentations / visuals / #videos held on file with the Office of the City Clerk.]

[Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions and presentations are held on file with the Office of the City Clerk.]*

Following questions to the delegations and to staff, and in response to questions as to whether Hydro Ottawa had been consulted and was in support of the report recommendations, staff suggested that this could be confirmed by the time this matter was to be considered by Council. Mr. Wise noted that as a stakeholder, Hydro Ottawa had been consulted but he suggested that indicating its approval might be outside of the scope of the report.

Councillor D. Brown introduced the following Motion:

MOTION N^o ECCC 2023 03-01

Moved by Councillor D. Brown:

WHEREAS concerns have been raised with respect to the High Performance Development Standards as outlined in Report ACS2023-PRE-EDP-0016; and

WHEREAS concerns have been raised regarding cost escalations in regards to pending Council approval of the High Performance Development Standards that could add thousands of dollars to the cost of construction of each new home in Ottawa; and

WHEREAS the province of Ontario has announced an interim Ontario Building Code amendment expected to be released in summer of 2023 which could impact the recommendations outlined in the subject report,

THEREFORE BE IT RESOLVED that the Environment and Climate Change Committee defer the subject report pending the release of the interim Ontario Building Code amendments; and

BE IT FURTHER RESOLVED that staff be directed to review any amendments contained in the interim Ontario Building Code amendment expected in summer 2023 and amend the staff report ACS2023-PRE-EDP-0016 to ensure compliance with the amended Ontario Building Code and appear before the ECCC at an appropriate time.

Following Committee discussions, the Committee voted on the above Motion as follows:

Yeas (5): Councillors D. Brown, C. Curry, D. Hill, M. Luloff, and T. Tierney

Nays (6): Councillors R. Brockington, S. Devine, T. Kavanagh, R. King,
M. Carr and S. Menard

Lost (6 to 5)

Discussions having concluded, the report recommendations were put before the Committee and were 'CARRIED', with Councillor D. Brown dissenting.