

**Agriculture and Rural Affairs
Committee
Report 29
April 13, 2022**

55

**Comité de l'agriculture et des
affaires rurales
Rapport 29
Le 13 avril 2022**

**Extract of Minutes 58
Planning Committee
March 10, 2022**

**Extrait du procès-verbal 58
Comité du l'urbanisme
Le 10 mars 2022**

High Performance Development Standard

ACS2022-PIE-EDP-0005

City-wide

This report will be submitted to Agriculture and Rural Affairs Committee on April 7, 2022.

Report Recommendations

That the Planning Committee recommend Council approve the following:

- 1. Approve the High Performance Development Standard Site Plan Metrics in Document 3, and as described in this report;**
- 2. Approve the High Performance Development Standard Plan of Subdivision Metrics in Document 4 and described in this report.**
- 3. Approve the Implementation Plan and standard delegated authority report conditions in Document 8 and described in this report and**
 - a. direct staff to update the development review process documents to reflect this plan.**
- 4. Direct staff to report back to the Joint Planning and Agriculture and Rural Affairs Committee with revised Site Plan Control By-law provisions enabling the High Performance Development Standard to come into effect June 1, 2022, to be included as part of the Official Plan Implementation Report.**
- 5. Direct staff to report back to the following committees:**
 - a. The Standing Committee on Environmental Protection, Water and Waste Management by Q3 2023 with recommendations to update**

to the Corporate Green Building Policy to align with Tier 2 of the High Performance Development Standard;

- b. The Standing Committee on Environmental Protection, Water and Waste Management on 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. Planning Committee with proposed incentive program, and funding options to support higher tier performance (Tier 2) in Q2 2023; and**
 - d. Planning Committee with a review and update of the High Performance Development Standard every four years with first recommended update for approval in 2025.**
 - e. Joint Planning and Agriculture and Rural Affairs Committee in the Official Plan Implementation Report with a recommendation of any HPDS criteria to be used for applications with reduced submission requirements as provided for under Official Plan Policy 11.1, 2 (a)**
- 6. That the Mayor, on behalf of Council, request that the Government of Ontario:**
- a. Amend the energy requirements in the Ontario Building Code to align with climate change mitigation goals and improve adaptation measures for the changing climate or if the Government of Ontario does not agree to implement these changes;**
 - b. Provide provisions within the Ontario Building Code for increased resiliency and net zero emissions and give the authority for municipalities to implement these measures.**

Motion No PLC 2022-58/6

Moved by Co-Chair S. Moffatt

WHEREAS the High Performance Development Standards respond to the policy direction in the New Official Plan;

WHEREAS the High Performance Development Standards support Council-direction through the development and implementation of design metrics; and

WHEREAS City owned infrastructure would be affected by the proposed metrics; and

WHEREAS City Staff will review the wider implications of the proposed standards to existing and future City builds.

THEREFORE BE IT RESOLVED THAT the Asset Management Implications section of Report ACS2022-PIE-EDP-0005 be deleted in its entirety and replaced with the following:

The recommendations documented in this report are consistent with the City's [Comprehensive Asset Management \(CAM\) Program objectives](#). The implementation of the Comprehensive Asset Management program enables the City to effectively manage existing and new infrastructure to maximize benefits, reduce risk, and provide safe and reliable levels of service to community users. This is done in a socially, culturally, environmentally, and economically conscious manner.

The recommendations documented in this report further the City's climate change goals by improving energy performance in new builds. This may, however, come at an increased capital cost when the City/City partners build new buildings or expand existing ones, subject to applicability of Site Plan Control criteria. Staff will need to work together to assess the project-specific impacts and potential cost increases of the these standards on planned projects.

CARRIED

Motion No PLC 2022-58/7

Moved by Councillor S. Menard

WHEREAS The HPDS is a collection of voluntary and required metrics that define high performance of new building projects to advance sustainable and resilient design.

WHEREAS The Site Plan Building Energy metric in the report excluded buildings under 2,000m² and the Site Plan Control bylaw applies to buildings 600m² and greater.

WHEREAS Planning applications are ongoing and consideration should be made for pre-applications made between Council Approval of the High Performance Development Standard and effective date

WHEREAS Projects with ongoing applications are not subject to new requirements but, clarity is needed for resubmissions.

WHEREAS Additional measures have been identified for review to be included in Tier 2 of the High Performance Development Standard.

THEREFORE BE IT RESOLVED THAT with respect to ACS2022-PIE-EDP-0005 the Planning Committee recommend Council approve the following:

- 1) Revise the report and supporting documentation, to make all complex site plan control applications subject to energy modeling report requirements, which will lower the energy modeling report size threshold:
 - a. On page 7 of the report, second to last bullet point, by deleting the words “over 2,000 square metres gross floor area” immediately following the words “The HPDS Site Plan energy modeling reporting will be required for building” and substituting with “requiring a complex site plan control application;**
 - b. On page 25 of the report, second bullet point under the heading “HPDS Metrics” by deleting the words “buildings****

over 2,000 square metres gross floor area” immediately following the words “Energy modeling reports are required for” and substituting with “all complex site plan control applications;

- c. On page 27 of the report, footnote 1 of Table 2 by deleting the words “buildings over 2,000m² gross floor area” and substituting with “all complex site plan control applications”**
 - d. On page 4 of Document 3 by deleting the words “Site Plan Applications over 2,000 m² gross floor area” following “Application” and substituting with “Complex Site Plan Application”; and**
 - e. On page 6 of Document 6 by deleting the words “under 2,000 m²” immediately following the word “Buildings which don’t have energy requirements under the Ontario Building Code do not have to demonstrate energy performance under this standard. Buildings” and substituting with “not subject to a complex site plan application”**
- 2) Amend recommendation 5(e) to as follows:**
- a. Joint Planning and Agriculture and Rural Affairs Committee in the Official Plan Implementation Report with a recommendation of any HPDS criteria to be used for applications with reduced submission requirements as provided for under Official Plan Policy 11.1, 2 (a) and considerations for simplified energy requirements for site plan applications that are not required to submit energy modeling reports;**
- 3) Amend Recommendation 4 to as follows:**
- “4. Direct staff to report back to the Joint Planning and Agriculture and Rural Affairs Committee with revised Site Plan Control By law provisions enabling the High Performance Development Standard to come into effect June 1, 2022, to be included as part of the Official**

Plan Implementation Report, and further that:

- a) **all site plan approvals in the Urban area and all Complex site plan applications in the Rural area submitted after June 1, 2022 must meet the HPDS, unless a pre-application consultation has been completed prior to April 13th 2022;**
- b) **applications for draft approval for plans of subdivision submitted after June 1, 2022 must meet the HPDS, unless a pre-application consultation has been completed prior to April 13th 2022; and**
- c) **Extension or Revision to subdivision draft approval for plans of subdivision submitted after June 1, 2023 must meet the HPDS.**
- 4) **Direct staff to report back in Q2 2023 to include in the incentives consideration of additional metrics in Tier 2, concerning:**
 - a. **Mandatory Embodied Carbon reporting including methodology;**
 - b. **Construction Waste management diversion target;**
 - c. **Sourcing raw materials**
 - d. **Indoor water efficiency**
- 5) **Approve the adoption of a definition for complex site plan control applications as:**

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; all planned unit developments; 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; non-residential development of five or more floors and/or with a gross floor area of 1,860 square metres or more; and drive-through facilities in the Site Plan Control Inner Area or abutting residential zones.

Rebecca Hagen, Manager, Environmental Program Project, Planning, Real Estate and Economic Development Department (PRED) presented an overview of the application and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following PRED staff were also present and responded to questions:

- Nick Stow, Prg Mgr, Natural Systems & Rural Affairs
- Martha Copestake, Planner III
- Don Herwyer, Director, Economic Development & Long Range Planning

The following speakers addressed the Committee to speak to the Application:

- Angela Keller-Herzog, CAFES (slides on file) spoke to the differences between Toronto and Ottawa's Green Standards and that the cost of building better, including higher efficiency low carbon buildings at the outset, is substantially lower than retrofitting buildings after construction.
- Marion Siekierski, CAFES * (slides on file) identified comparisons between Toronto's advancement in green standards and Ottawa's standards related to electronic vehicle infrastructure, trees and cool paving, green house gas emissions construction materials
- Daniel Buckles, Greenspace Alliance and Tree Caucus, CAFES* expressed the importance of trees and the canopy they create. As well, the plant biodiversity standard (species section) can be increased to a minimum 100% native species by broadening the definition of native to include species native to eastern North America.
- John Dance, Old Ottawa East Community Association* (slides on file) noted the tree provisions identified are inadequate and should be more specific as well as suggested the need to ensure canopy trees are planted and maintained and the number of new and protected trees is proportional to lot size.
- Raymond Leury, President, Electric Vehicle Council of Ottawa (slides on file) noted the current production of electric vehicles (EV) and the

expected increase in the coming years. Ottawa needs to be ambitious given the current climate emergency and encourages mandating pre-wired EV connections at every residential parking space (except visitor parking) for all new developments.

- Joan Freeman, CAFES (slides on file) touched on climate change and livability solutions, reducing green house gases, climate resilience and how the High Performance Development Standards could go further as it relates to filling gaps and setting future expectations.
- Marty Carr, President, Alta Vista Community Association acknowledged the High Performance Development Standards is a step in the right direction towards addressing the climate emergency. However raised concerns with some components of the application in terms of the scope of the developments they will cover as well that the standards will only apply to new applications, not pending ones.
- Feliks Welfeld echoed the comments of previous speakers noting the standards need to be more ambitious given the climate emergency.
- Jason Burggraaf, Greater Ottawa Home Builders' Association* touched on affordability, achievability, cost factors and energy efficiency requirements above code.

[* *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.]*

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated March 9 from Alex Cullen, Federation of Citizens' Association, with comments
- Email dated March 9 from Emma Brown, with concerns

The Committee TABLED Motion No PLC 2022-58/7 and referred it to the Ottawa City Council meeting of April 13, 2022 in order to allow staff time to review and prepare a memo in response to the proposed changes.

The report recommendations, as amended by motion no PLC 2022-58/6, CARRIED on a division of 8 yeas and 1 nays, as follows:

YEAS (8): Councillors L. Dudas, C. Curry, T. Tierney, J. Leiper, C. Kitts, S. Menard, Co-Chair G. Gower, and Co-Chair S. Moffatt

NAYS (1): Councillor A. Hublely (dissent)

Direction to Staff

Councillor C. McKenney

That staff be directed to consult with the non-profit housing sector and relevant City Departments on the feasibility of applying Tier 2 requirements to all new publicly funded affordable housing developments. Further, staff are directed to report back on the energy metrics prior to the April 13, 2022 Council meeting and on all 22 metrics to Planning Committee with the proposed incentive program in Q2 2023.

It should be noted that several new affordable housing projects are on the forefront of energy efficient development with the construction of multi-residential passive house and net-zero buildings, including OCH's 6-storey apartment at 811 Gladstone that has been built to passive house standard.

Councillor M. Fleury

1. That staff be directed to prepare, ahead of Council on April 13, 2022, a side-by-side analysis/ comparison with the Toronto Green Standard; and
2. That staff be directed to prepare further information ahead of Council with respect to energy labelling.