

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 14, 2013

Item 22, Report No. 19, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 14, 2013.

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#### **MEASURING SUSTAINABILITY PERFORMANCE OF NEW DEVELOPMENT IN BRAMPTON, RICHMOND HILL AND VAUGHAN DRAFT COMPREHENSIVE REPORT FILE 22.24.1**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated April 30, 2013:**

##### **Recommendation**

The Commissioner of Planning, in consultation with the Commissioner of Engineering and Public Works and the Commissioner of Strategic and Corporate Services, recommends that staff **be directed** to prepare a report to Council on recommendations for a phased approach to implement sustainability guidelines and metrics in the development review process.

##### **Contribution to Sustainability**

The project, Measuring Sustainability Performance of New Development in Brampton, Richmond Hill and Vaughan, implements priorities previously set by Council in *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan. Specifically, Objective 2.3 speaks to creating a city with sustainable built form. Action Item 2.3.1 refers to developing criteria to measure the sustainability performance of development, specifically to develop "sustainable development evaluation criteria" with a focus on ecological and social aspects of sustainability. Integrating sustainability guidelines and metrics in the development review process for each development application is an important tool to achieve sustainable communities.

##### **Economic Impact**

The City has partnered with the City of Brampton and the Town of Richmond Hill in undertaking this study. The total cost to the City of Vaughan (approved in the 2011 Budget) for the study under the funding arrangement with the municipal partners is \$22,500 (net) of the total project cost of \$180,000. A grant agreement was signed by the City of Brampton with the Federation of Canadian Municipalities (FCM) in January 2011 to reimburse the municipal partners up to \$85,000 from the Green Municipal Fund.

It should be noted that the financial consideration for this initiative has not been fully determined. A report will be provided at a later date outlining implementation actions, recommendations and resource requirements for consideration. The timing of this report is planned to coincide with Council Budget discussions later this year. However, at this stage it is anticipated there may be potential resourcing challenges associated with the following:

- Administering and monitoring the process;
- Resourcing incentives to encourage sustainable development;
- City service level implications and resourcing requirements;
- Generally communicating the transition.

##### **Communications Plan**

The communications plan for the project, Measuring Sustainability Performance of New Development, includes consultation as part of the development of the sustainability guidelines and metrics as well as outreach for the purposes of knowledge transfer. Consultation has included two workshops held in Vaughan for staff of the three partner municipalities. Two forums have been held for the development community, one in Brampton and one in Vaughan.

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Outreach as part of the knowledge transfer process will continue into the future once the project has been approved by the respective Councils. The partners will seek to present the results of the project at various venues, such as the annual symposium of the Ontario Professional Planners Institute, the annual conference of the Canadian Institute of Planners, the annual conference of the Federation of Canadian Municipalities, the Municipal Leaders Forum (an initiative of the Greater Toronto Chapter of the Canada Green Building Council), and where other opportunities arise.

The consulting team's Draft Comprehensive Report will be made available on the Policy Planning Projects and Studies web site under the project title, Measuring Sustainability Performance of New Development in Brampton, Richmond Hill and Vaughan ([https://www.vaughan.ca/projects/policy\\_planning\\_projects/Pages/default.aspx](https://www.vaughan.ca/projects/policy_planning_projects/Pages/default.aspx)).

#### **Purpose**

The project, Measuring Sustainability Performance of New Development, was the subject of a staff report and presentation to the Priorities and Key Initiatives Committee of Council on March 18, 2013. The presentation by representatives of the consulting team (Dan Lemming), York Region Public Health (Dr. Kurji) and Peel Public Health (Gayle Bursey) emphasized the broader linkages between public health and sustainable communities. The incorporation of sustainability guidelines and metrics into the development review process, to improve the sustainability performance of communities, is an important means of delivering the City's sustainability agenda and is aligned with objectives of other government agencies.

Having established the broader context and importance of the project in a previous report to Council, the purpose of this report is to present the draft Sustainability Metrics and accompanying consultants' report for public comment. This report demonstrates the range of policy support in *Green Directions Vaughan*, the VOP 2010, and other City master plans and studies for implementing the sustainability metrics in the development review process.

Following the public comment period, a Final Comprehensive Report will be brought to Council, which will focus on recommendations for a phased implementation approach of the sustainability guidelines and sustainability metrics in the development review process. A range of implementation issues identified in this report will be more fully considered in the future report to Council. Issues identified in the meeting of the Priorities and Key Initiatives Committee of Council on March 18, 2013 will also be addressed in the future staff report, such as:

- City capacity and resources to evaluate the required data;
- Integration of City resources so as not to operate in "silos";
- Consideration of product marketability in the implementation approach, such as in regard to neighbourhood retail options; and
- The need to clearly communicate the approach to the public and other stakeholders.

#### **Background - Analysis and Options**

##### History of the Project

Previous reports were brought to the Environment Committee of Council in 2009 and 2010 to update Council on the process to establish the project to identify a green development checklist. It evolved into collaboration with municipal partners, the City of Brampton and Town of Richmond Hill, and environmental partners (TRCA and Clean Air Partnership). A Memorandum of Understanding was signed by the municipal collaborators in January 2011 following confirmation of matching funds of \$85,000 from the Green Municipal Fund of the Federation of Canadian Municipalities.

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Phase 1 of the project was led by the City of Brampton and began in 2011 with a focus on developing the sustainability guidelines. Phase 2 is being led by the City of Vaughan and has a focus on identifying and testing sustainability metrics within the framework of the guidelines developed in Phase 1. A report and presentation to the Priorities and Key Initiatives Committee of Council was provided on March 18, 2013 with a focus on illustrating the links between public health and sustainable communities. Following the public comment period on the Draft Comprehensive Report attached to this report, a Final Comprehensive Report will be brought to Council, which will focus on implementing the findings of the project.

#### Economic Benefits

A wide range of studies document the economic benefits of green building and sustainable communities that accrue within a 5 to 20 year time period. The main economic benefits often cited include:

- Energy and water use reductions resulting in costs savings to building owners, often with a payback within 5 years;
- Energy and water use reductions providing a cost savings to governments by deferring or eliminating the need for infrastructure upgrades and expansions;
- Increased property values resulting from lower vacancy rates as consumers seek the benefits of multi-year cost savings;
- Improved employee attendance and productivity for commercial developments, as a result of better indoor temperatures, ventilation and attention to natural light;
- Creating opportunities to expand the green economy with respect to products and services; and
- As noted in the discussion at the meeting of the Priorities and Key Initiatives Committee of Council on March 18, 2013, addressing trends in chronic diseases for even a small percentage of the population will have a dramatic savings in health care costs.

#### Provincial Policy

There is an underlying policy framework that supports the development and application of sustainability metrics. Bill 51, the Planning and Conservation Land Statue Amendment Act, added the following as a matter of provincial interest in Section 2 of the Planning Act: “the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians”.

Section 41 of the Planning Act was amended by Bill 51 to provide new powers related to obtaining sustainable design features for buildings through site plan control. In particular, paragraph 2 of subsection 41 (4) of the Act was amended by adding the following to the list of plans and drawings which the municipality may approve as a condition of development:

- “(d) matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design, but only to the extent that it is a matter of exterior design, if an official plan and a by-law passed under subsection (2) that both contain provisions relating to such matters are in effect in the municipality;
- (e) the sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities, if an official plan and a by-law passed under subsection (2) are in effect in the municipality; and
- (f) facilities designed to have regard for accessibility for persons with disabilities.”

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##### York Region Official Plan

The York Regional Official Plan (ROP 2010), approved by the Minister of Municipal Affairs and Housing on September 7, 2010, is the upper tier planning document that provides the framework for achieving the Region's vision to 2031. The ROP 2010 was subject to over 50 appeals and is now in the hands of the Ontario Municipal Board. The Regional Official Plan has received partial approval and the majority of the document is now in effect. Those portions of the Plan still under appeal, largely policies related to employment and retail uses, will be addressed through an OMB hearing which will take place this year. There are a number of new sustainability policies within the York ROP 2010 that staff will need to take into account as part of City studies and review of development applications.

##### Relevant VOP 2010 Policies

Section 9.1.3 of the VOP 2010 directs the City to establish "Green Development Standards" relating to a range of sustainability items. Until such time as Green Development Standards are adopted by Council, applications are required to submit a "Sustainable Development Report" with reference to the policies of the York Region Official Plan regarding sustainable buildings.

Site Plan Control is noted in Section 10.1.2 (Implementation Tools) of the VOP 2010. The amendments of Bill 51 to paragraph 2 of subsection 41 (4) of the Planning Act regarding sustainable design are included in Policy 10.1.2.20.

Section 10.1.3 regarding a complete application submission provides that a Sustainable Development Report may be required in support of a complete application submission.

##### Policies Supporting Sustainability Metrics

A precedent is referenced for over 80% of the metrics, identifying a recognized standard, municipal guideline or provincial policy that has helped inform the mandatory, recommended minimum and aspirational targets. In many cases, the identified precedent refers to Leadership in Energy and Environmental Design (LEED) rating systems and the Toronto Green Standard (TGS), which have been successfully implemented and are the result of comprehensive research and extensive consultation. The table below provides the local municipal and regional policy support for each of the sustainability metrics. The ROP 2010 policies below are not subject to region-wide appeals, but a few policies are not in force and effect in site-specific parts of the City.

<b>Sustainability Indicator and/or Metric</b>	<b>York Region Official Plan Policy</b>	<b>VOP 2010 Policy</b>
Persons and jobs per hectare	5.2.14 and 5.2.15 5.6.3 (New Community Areas)	9.2.2.14.b.i (New Community Areas)
Location Efficiency	7.2.25 a. and d. 5.6.12.d (New Community Areas)	4.2.2.14 and 4.2.2.14 (Transit-Oriented Development) 9.2.2.14.b.xii.D (New Community Areas)
Proximity to Principal and Basic Amenities	5.2.8	4.2.3.1 a. to f.
Urban Tree Diversity	2.2.50	3.3.3.5
Site Accessibility	5.2.7 and 5.2.8.f	2.1.3.2.p and 7.5.1.4
Housing Unit Mix	3.5.4	2.1.3.2.j 7.5.1.1 and 7.5.1.3
Green Buildings	5.2.24	
Community Form	4.4.1 5.6.5 (New Community Areas)	9.2.2.14.b.iii to viii. (New Community Areas)

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Landscape and Street Tree Planting and/or Preservation	2.2.50, 5.2.8, 5.2.33, 5.4.6.i 5.6.7 and 5.6.16 (New Community Areas)	9.1.1.2.c and 10.1.1.7.o
Proximity to Natural Green Space	5.6.15 (New Community Areas)	7.3.1.2.c 9.2.2.14.b.ix (New Community Areas)
Bicycle Parking	7.2.10 to 7.2.14 and 5.2.10.f	4.2.3.8 to 4.2.3.10 and 4.2.3
Off-street parking	3.1.3, 3.2.3 and 5.2.10	4.3.2.2 to 4.3.2.9
Surface Parking	3.1.3, 3.2.3 and 5.2.10	4.3.2.2 to 4.3.2.9
Carpooling and Efficient Vehicle Parking	5.2.10.f	4.3.2.2.d and 4.3.2.7 3.7.1.3 and 3.7.1.4
Traffic Calming		4.3.1.1 to 4.3.1.4
School Proximity to Transit Routes and Bikeways	5.6.12.e (New Community Areas)	4.2.1.26 and 4.2.3.10
Proximity to Schools	5.6.12.e (New Community Areas)	4.2.3.1.b, 4.2.3.4, and 4.3.3.4
Cultural Heritage Conservation	3.4.1 to 3.4.14	Section 6
Ratio of Residents:Jobs per Hectare	5.1.2 (Table 1) 5.2.5	
Block Perimeter/Length	4.2.3.3 5.6.12.a	2.2.5.6.d (Primary Centres) 2.2.5.7.f (Local Centres) 4.2.3.3
Intersection Density	5.4.20 (Regional Centres) 5.6.12.a	4.2.3.3
Site Permeability/Connectivity	5.2.10.d 5.4.20 (Regional Centres)	4.2.3.1 to 4.2.3.4
Distance to Public Transit	5.3.4 7.2.25	4.2.2.14
Proximity to Trail and Bike Paths	5.2.4 7.2.1 to 7.2.15	4.2.3.1 to 4.2.3.6
Promote Walkable Streets	5.2.3	4.2.3.4
Parks	5.3.7, 5.3.8 5.4.6.j (Regional Centres and Corridors) 5.5.3.f (Local Centres and Corridors) 5.6.14 and 5.6.15 (New Community Areas)	7.3.1.2 to 7.3.1.4 7.3.2.1 to 7.3.2.7
Stormwater Quantity/Quality	2.3.37 and 2.3.38 5.2.11 5.6.11 (New Community Areas)	3.6.2.2 3.6.6.3, 3.6.6.4 and 3.6.6.8
Rainwater Re-use	5.2.11 5.2.32	9.1.3.1.d
Stormwater Architecture/Features	2.1.12	3.6.6.5 and 3.6.6.6
Dedicate Land for Food Production	3.1.8 6.3.16	7.4.1.1 to 7.4.1.5
Natural Heritage System Enhancements	2.1.3 and 2.1.4 (Greenlands System)	3.2.3.1, 3.2.3.13 to 3.2.3.15
Restore and Enhance Soils	2.2.53	3.3.7.2 and 3.6.7.2
Topography and Landform Conservation	2.2.53	3.3.7.1 to 3.3.7.4

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Canopy Cover	5.2.34	9.1.1.2, 9.1.1.10 10.1.1.7.o
Solar Readiness	5.2.26	8.5.1.1, 8.5.1.7, 9.1.3.1.b
Passive Solar Alignment	5.2.13, 5.2.26 5.6.9 (New Community Areas)	4.2.1.26 (Local Streets) 8.5.1.1, 9.1.3.1.b 9.2.2.14.b.ix (New Community Areas)
Building Energy Efficiency	5.2.20 and 5.2.21 7.5.11	8.5.1.2 9.1.3.2
District Energy Viability Study	5.2.13, 5.6.10 7.5.13	5.2.1.5 8.5.1.2, 8.5.1.6
Potable Water	5.2.22 and 5.2.23 5.6.11 (New Community Areas) 7.1.19 and 7.1.21	9.1.3.2.c 9.2.2.14.b.xi.B (New Community Areas)
Reduce Light Pollution	3.1.10	10.1.2.25
Materials and Solid Waste Management	5.2.30	8.6.1.6 and 8.6.1.7
Bird Friendly Design		
Reduce Heat Island Effect	5.2.34 to 5.2.36	9.2.2.14.b.xv (New Community Areas) 10.1.1.14

#### Relevant Official Plan Amendments

The Planning Department presented a Report to Committee of the Whole, which was ratified by Council on December 14, 2009, to implement a complete application process according to the Planning and Conservation Land Statue Amendment Act (Bill 51). An Urban Design Brief or Guidelines was identified as material that may be required to be submitted in support of a complete application. The guidelines and submission requirements will be finalized following either the testing of sustainability performance measures and/or approval of the new City-wide Official Plan, VOP 2010, which includes the latest version of the City's requirements for a complete application.

#### Relevant City of Vaughan Master Plans and/or Studies

The sustainability metrics will be integrated into the development review process and be aligned with existing City-initiated studies and/or Master Plans. Such studies are briefly described below.

##### *Green Directions Vaughan (GDV) - (2009)*

*Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, is a long term plan designed to guide the community toward a more sustainable future by addressing environmental, cultural, social and economic issues. In November 2012, Council approved the tracking of 24 indicators in order to monitor the implementation of *GDV*. Many of these indicators closely align with the sustainability indicators and/or metrics being proposed for the development review process, but the *GDV* indicators are evaluated and presented at a City-wide scale. The 24 *GDV* indicators will be critical in assessing the longer-term trends of green development measures integrated into development applications.

##### *Active Together Master Plan (2008)*

The "Active Together" Master Plan is an integrated long-term strategy that guides planning for parks, recreation, culture and library facilities and services until the City's

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ultimate build-out. A comprehensive needs assessment was prepared, including the creation of measurable standards for facilities and services that are unique to Vaughan. An implementation strategy was developed that establishes priorities, timing, and financial implications for the future provision of parks and facilities. The 2008 plan is currently under review.

#### *Pedestrian and Bicycle Master Plan Study (2007)*

The Vaughan Pedestrian and Bicycle Master Plan (the VPBP) is a 20 year plan that has been designed with guidelines and recommendations that will assist City staff in the development and implementation of new programs and facilities that can make Vaughan a pedestrian and cycling-friendly City. The VPBP consists of a number of key components that include:

- a recommended network of on and off-road cycling facilities and multi-use trails as well as recommendations on how to improve the pedestrian environment and support public transit use;
- a recommended set of pedestrian and cycling route and facility planning & design guidelines;
- policy & program suggestions; and
- an implementation strategy.

#### *Heritage Conservation District Plans*

The *Ontario Heritage Act* enables municipal councils to designate a Heritage Conservation District (HCD) “through adoption of a district plan with policies and guidelines for conservation, protection and enhancement of the area’s special character”. All four historic villages within the City of Vaughan (Kleinburg-Nashville, Maple, Thornhill and Woodbridge) are identified as Heritage Conservation Districts and are recognized in the VOP 2010 as Local Centres. The HCDs allow the City of Vaughan to recognize, that in addition to a collection of historic buildings, it is the cumulative character of the buildings, streetscape, landscape, and other cultural and urban features that define the character of place and achieve a sense of identity.

#### *Urban Forest Management Strategy (2012)*

In 2009, the City of Vaughan approved *Planting Our Future: A 5-Year Plan to Expand the Urban Forest*, a document that describes the benefits of a healthy urban forest. According to the recently completed Urban Forest Study, a joint project with York Region, Markham, Richmond Hill and the Toronto and Region Conservation Authority (TRCA), forest cover in Vaughan stands at 17%, whereas the ideal range is between 20-25% for a municipality. Among the 22 recommendations in the Urban Forest Study, the following are of particular relevance to the design and implementation of sustainability metrics in the development review process:

- Continue to establish a diverse tree population (recommendation #5);
- Continue to develop municipal guidelines and regulations for sustainable streetscape and subdivision design that ensure adequate soil quality and quantity for tree establishment (recommendation #9);
- Develop Tree Protection Guidelines for tree protection zones and other measures to be undertaken for all publically and privately owned trees (recommendation #13);
- Explore the development of targets for ecosystem services; integrate such targets into the Natural Heritage Strategy (recommendation #18); and

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- Utilize the criteria and performance indicators developed by Kenney *et al.* (2011) to inform the creation of a strategic urban forest management plan and to assess the progress made towards urban forest sustainability (recommendation #22).

#### *Waste Collection By-Law (217-2010) Waste Collection Design Standards Policy (2007)*

The Waste Collection Design Standards Policy document sets out the City's requirements (design standards) for the collection of waste for various categories of development and land uses. All applicants submitting development and redevelopment applications must provide a "Waste Collection Design Standards" submission as identified in Part 4 (Collection Requirements) of this document with their site plan / development application.

#### *Storm Drainage/Stormwater Management Master Plan*

The Storm Drainage/Storm Water Management Master Plan is being undertaken concurrent with the Master Plan for water and wastewater infrastructure. Specific considerations of the Storm Drainage/Storm Water Management Master Plan include, but are not limited to:

- A broad level analysis of emerging groundwater management issues;
- Review and recommendations to incorporate low impact development guidelines into the storm drainage and stormwater management criteria;
- Development of stormwater servicing options for growth scenarios;
- Consideration of alternative servicing solutions to address integrated objectives and environmental targets to accommodate future growth; and
- Financial planning analysis to identify funding options regarding stormwater rates and other funding structures.

#### *City Transportation Master Plan (New Path)*

Vaughan Council approved the City's new Transportation Master Plan (TMP) in October 2011. The main components of the TMP focus on a mix of transportation solutions including a transit-first approach and a reduction in vehicle use through improved active transportation, strategic road improvements, parking management, additional mobility choices for new development and redevelopment, and enhanced infrastructure in the Vaughan Metropolitan Centre.

#### *Engineering Design Criteria and Standard Drawings (Revision December 2012)*

The Engineering Design Criteria are intended: (a) as a guideline to provide a sound, sustainable engineering basis for municipal servicing and subdivision design; (b) to establish a uniform set of minimum standards to support an appropriate standard of living; and (c) to improve processing of subdivision plans and agreements in the City of Vaughan.

#### *City-Wide Parking Standards Review and Zoning By-Law*

A Parking Standards Review study was undertaken as per Council direction of June 11, 2007. The study concluded that the "Parking Requirements" of By-law 1-88 demonstrated an auto-oriented approach which ensured that each destination can accommodate peak parking demand on site. The study assesses the overall approach to parking standards throughout the City under the mandate that parking policies and standards should be responsible, implementable, and promote more sustainable forms of development.



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The City is taking a phased approach to the implementation of the recommendations resulting from the City-Wide Parking Standards Review. Phase 1 of the implementation approach includes a revised parking by-law specific to the Vaughan Metropolitan Centre (VMC) intended to address revised parking standards, definitions for uses permitted in the VMC, bicycle parking/storage, and the introduction of parking management strategies. The draft by-law was the subject of a Committee of the Whole Public Hearing on February 26, 2013.

A staff recommendation adopted by Council was to establish a Working Group consisting of Enforcement Services, Building Standards, Fire & Safety, Engineering, Planning, Finance, Legal Services Departments, and any other Departments necessary to address the issues of on-street parking, priced parking and the management and enforcement of public parking, including consideration of the development of a Parking Strategy and Parking Management Business Plan or Parking Authority.

#### *Section 37 – Implementation Guidelines and Negotiating Protocol*

Section 37 of the Planning Act authorizes municipalities to enter an agreement in which a developer provides community benefits in exchange for greater height and density than would otherwise be permitted on a given site. The VOP 2010 and the VMC Secondary Plan have provisions for the use of s. 37. The Policy Planning department is currently developing a protocol to facilitate s. 37 agreements between the City and private development interests.

#### *Vaughan Accessibility Plan (2011)*

Accessibility planning initiatives have increased in Vaughan with the need to develop standards to meet the Accessibility for Ontarians with Disabilities Act, 2005 (AODA). An accessibility standard for the built environment (buildings and outdoor spaces) is in development and not yet law.

The Vaughan Accessibility Plan 2011 highlights the following:

- corporate achievements in the area of accessibility; and
- strategies, phased in over the next few years, which City of Vaughan departments will undertake to ensure that inclusion for all residents and staff can be realized.

#### The Study – Phase 1

Phase 1 of the project was led by the City of Brampton and The Planning Partnership, with the goal to develop Sustainable Community Development Guidelines (SCDGs). The Phase 1 SCDGs will be a new chapter in the City of Brampton's municipal-wide urban design guidelines, the Development Design Guidelines, and will assist the City in the review of development applications and technical reports and documentation. The SCDGs will serve to help describe the qualitative sustainability aspects proposed developments should aim to achieve, including highlighting examples of how they could be achieved. The Phase 1 report will be brought to the City of Brampton Planning, Design and Development Committee in the near future.

The focus of the guidelines is on qualitative urban design and community development principles. The guidelines apply to a range of development scales, which include Secondary Plans, Block Plans, and Draft Plans of Subdivision, and Site Plans. These guidelines helped to inform the metric and target priorities for Phase 2 of the project. The SCDGs can be adapted by the City of Vaughan as a component of the future City-wide urban design study scheduled to be undertaken in 2014 upon approval of the 2014 capital budget. In the meantime, City staff will seek opportunities to implement the SCDGs on a trial basis as part of the development review process.

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##### The Study – Phase 2

Phase 2 is led by the City of Vaughan and the consulting team of Halsall Associates working collaboratively with The Planning Partnership. Building on the principles and guidelines developed under Phase 1, and using the four sustainability themes established in the Phase 1 document, quantitative sustainability metrics were developed for the municipal partners. The draft sustainability metrics (see Appendix A of Attachment 1) were developed to help inform and measure the sustainability performance of new developments within the three municipalities.

The Phase 2 deliverables to be provided by the consulting team include:

- A main report describing the research, evaluation and consultation process;
- Appendix A in the form of a matrix of sustainability metrics pertinent to (a) Block Plan and Draft Plan scales, and (b) Site Plan and Building scales.
- Appendix B, which provides a rationale for each of the sustainability metrics and the main sources of information for interpretation of the metrics and targets;
- A sample information package was developed for use in the municipal staff workshops when testing and evaluating the proposed sustainability metrics;
- A tracking log (Appendix C) of the comments and changes to the metrics during the development and evaluation tasks of the Study; and
- A glossary of terms (Appendix D).

In addition, City of Vaughan staff led the research and writing of a report, the Energy Use Forecasting Report, to test scenarios of energy use and greenhouse gas emissions to 2031 in each of the partner municipalities. The Energy Use Forecasting Report provides information to:

- Inform the sustainability metrics with respect to energy efficiency targets;
- Identify recommendations for energy savings beyond the use of the sustainability metrics in the development review process for new development and re-development; and
- Set the ground work for a municipal-wide Community Energy Plan to meet ROP 2010 policy 5.2.13.

The sustainability metrics are detailed in Appendix A as a matrix or checklist with the following structure:

- Core themes (Built Environment, Mobility, Natural Environment & Open Space, and Infrastructure & Buildings);
- Indicators;
- Performance metrics;
- Mandatory, recommended minimum and aspirational targets;
- Precedents; and
- Point allocation.

The metrics can be applied at scales of development ranging from Secondary Plan/Block Plan, Draft Plan of Subdivision, Site Plan and at the building scale.

Attachment 1, the Draft Comprehensive Report provided by the consulting team, is a detailed description of the research, consultation process, testing, and eventual selection of indicators and metrics. Key issues can be highlighted here:

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- As illustrated in the table above that cross-references the metrics with York Region and VOP 2010 policies, the metrics are not new to the development approvals process, but offers a standardized approach to measure the sustainability performance of proposed developments;
- Recommended minimum and aspirational targets are above thresholds that are required according to pertinent legislation and/or policy;
- An application does not have to achieve a minimum score for each metric, but an overall score or rating will be evaluated as part of the development approvals process;
- There is general industry acceptance of municipalities using a green development evaluation system, but some form of recognition or more staff attention to work through innovative solutions for high-performing sustainability projects was noted as an incentive;
- The summary of sustainability performance will be provided in the staff report for a development application; and
- The sustainability metrics are aligned with performance indicators identified for Green Directions Vaughan.

#### Next Steps

##### *Final Comprehensive Report*

Following the public comment period, the consulting team and municipal partners will prepare a Final Comprehensive Report to bring to Committee of the Whole in the future. The Final Comprehensive Report will also integrate peer review comments from the Clean Air Partnership (CAP) and the Toronto and Region Conservation Authority (TRCA). As with all other Study documents (Phase 1 consultants' report, workshop materials and presentations, Interim Report, and Draft Comprehensive Report), the Vaughan On-Line project site, Measuring Sustainability Performance, will be used to circulate the Final Comprehensive Report for City staff review.

##### *Implementation Issues*

The Final Comprehensive Report will assess implementation issues and provide recommendations to integrate the sustainability metrics into policy planning, new infrastructure and development review processes. Consultation with stakeholders including external agencies (TRCA and York Region) will be required. While the implementation policies are in place in the VOP 2010 (see the subsection above titled, Relevant VOP 2010 Policies), several issues that require further discussion include, but are not limited to:

- Education and outreach;
- Potential changes to existing by-laws and/or Letter of Credit provisions;
- Reviewing the City of Vaughan Design Review Panel Protocol to ensure minimum staffing impact;
- Opportunities to use Local Improvement Charges or Community Improvement Plan provisions to encourage enhanced sustainability performance of new developments;
- Alternative approaches to financing implementation;
- Impacts on existing City staff resources;
- Impacts on City service levels respecting maintenance and replacement of capital infrastructure life cycle costs;
- Explore incentive options and any budgetary implications;
- Procedures for staff and training;

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- Tools for staff to verify that sustainability targets will be achieved;
- Identify on a periodic basis the trends and progress that sustainability performance of new development has on influencing metrics associated with broader sustainability performance within the City;
- Alignment with the Vaughan Vision 2020 Strategic Initiatives with particular attention to Strategic Initiative #2, “Further evolve performance indicators”; and
- Data sharing agreements with the Region of York.

In the same way that the municipal workshops brought staff together from various departments to test the sustainability metrics, Policy Planning staff with Engineering and Corporate Services will engage in focus sessions with staff in a range of departments to address implementation issues around key process themes, such as:

- A phased approach to implementation starting with a testing stage for staff and applicants to become familiar with the sustainability metrics and the necessary information requirements of submittal materials. This may include only initial implementation at the early stages of the development application review process (e.g. pre-application consultation only);
- A period of time to test and determine thresholds that are sensible for certain types of applications and locations in Vaughan;
- Circulation process (Pre-Application Consultation, deeming an application complete, Development Review Panel Protocol, etc);
- Submittal materials and need for Terms of Reference for key submittal documents;
- Any amendments to VOP 2010 and/or by-laws;
- Financing options (Local Improvement Charges, Community Improvement Plans, Gas Tax, etc). This will include a discussion on the potential impact of incentives if offered as part of the program;
- Education, including staff training and external stakeholder communication;
- Inspections and staff time to review/monitor applications;
- City service levels and infrastructure maintenance costs; and
- Data needs (e.g. GIS) and tracking of sustainability performance for each application.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved for the project.

#### **Regional Implications**

The project, Measuring Sustainability Performance of New Development, intended to implement Action Item 2.3.1 of Green Directions Vaughan, is consistent with numerous action items in the Region of York Sustainability Strategy 2007, particularly Section 2 regarding healthy communities and Section 4 regarding a sustainable natural environment. Support from York Region in coordinating information requirements and through new and updated data sharing agreements, training and support will assist staff to implement the findings of the study. The project is consistent with Section 5.2 (Sustainable Cities, Sustainable Communities) of the York Region Official Plan.

#### **Conclusion**

The intended result of the project is a user-friendly checklist of environmental performance standards, to integrate into the development review and relevant policy plans and infrastructure processes that are accepted by industry and consistent among the partner municipalities. The

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consulting team of Halsall Associates and The Planning Partnership has delivered the Draft Comprehensive Report according to the RFP requirements. The focus in the Draft Comprehensive Report is to make available to the public the draft sustainability metrics and approach to evaluating the sustainability performance of development proposals. An approximately one month comment period is recommended, such that comments received by May 30<sup>th</sup>, 2013 will be considered. Following the incorporation of stakeholder comments, a Final Comprehensive Report will be brought to Council in the future.

Applying sustainability metrics to the development review process for relevant types of development applications will be necessary if the City is to achieve multiple sustainability objectives identified in Green Directions Vaughan, the York Region and City of Vaughan Official Plans and policy documents adopted by the City and other levels of government and agencies. Applying these metrics may require additional staff resources to: (1) assess new information that will be required for development applications, or; (2) integrate the new information into both City and Region GIS data bases. Assistance and support from staff in the offices of Information & Technology Management and Innovation & Continuous Improvement, along with support from building industry stakeholders, may be required to integrate the information into City processes and the City's Corporate GIS system.

Therefore, it is recommended that the report be received and that the Draft Comprehensive Report be made available for review and comment by the public and stakeholders. Comments should be submitted by May 30<sup>th</sup>, 2013.

#### **Attachments**

1. Measuring Sustainability Performance of New Development in Brampton, Richmond Hill and Vaughan – Draft Comprehensive Report prepared by Halsall Associates and The Planning Partnership.
2. Draft Energy Use and Greenhouse Gas Emissions Forecasting Report (February 2013), prepared by the City of Vaughan.

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)