

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. PB- 2011-0088

FOR CONSIDERATION OF
COMMITTEE OF THE WHOLE
OF OCTOBER 3, 2011

SUBJECT: KESWICK SERVICING ALLOCATION ASSIGNMENT PROGRAM
TOWN FILE NO.: 05.181

1) **RECOMMENDATION:**

- A. THAT REPORT NO. PB-2011-0088 BE RECEIVED FOR INFORMATION.
- B. THAT COUNCIL APPROVE THE PROPOSED MODIFICATION TO ELIGIBILITY CRITERIA NO. 2 OF THE KESWICK SERVICING ALLOCATION ASSIGNMENT PROGRAM AS DISCUSSED IN SECTION 4 OF REPORT NO. PB-2011-0087;
- C. THAT THE KESWICK ALLOCATION ASSIGNMENT PROGRAM BE COMMENCED LATER IN THE FALL OF 2011 OR WINTER 2011/12.
- D. THAT THE CLERK FORWARD A COPY OF REPORT NO. PB-2011-0088 TO SHU HE, SENIOR PROJECT MANAGER, YORK REGION ENVIRONMENTAL SERVICES DEPARTMENT AND TO HEATHER KONEFAT, DIRECTOR, COMMUNITY PLANNING, YORK REGION PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

2) **INTRODUCTION AND PURPOSE:**

In December, 2008, Council adopted the recommendations of Report No. PB-2008-0132 entitled "Proposed Modifications to the Keswick Servicing Allocation Assignment Program". A copy of this report is attached as Appendix '1' for background information. The purpose of this report is threefold, as follows:

- 1) To update Council on the progress of the expansion of the Keswick Sewage Treatment Plant (STP) and the Effluent Outfall expansion;
- 2) To recommend a modification to the Eligibility Criteria pertaining to the Keswick Servicing Allocation Assignment Program; and,

- 3) To recommend an earlier start date to commence the next round of the Keswick Servicing Allocation Assignment Program.

3. **BACKGROUND:**

Status of Keswick STP Expansion

As indicated in Report No. PB-2008-0132, it was originally thought that the expansion of the STP would commence in 2008 and be completed in 2010. However, largely as a result of a longer than expected design and tender process, the start of the project was delayed. Staff from the York Region Environmental Services Department advised the writer on September 16, 2011 that based on the most updated construction schedule, the commissioning of the plant expansion has been revised from the last quarter of 2012 to the first quarter of 2013 (ie. Spring 2013). This is mainly due to few significant incidents during the course of the project such as the construction dewatering constraints in the winter of 2010 and the break-ins before the summer of 2011.

Status of Keswick STP Expansion Outfall Expansion

According to the Region, the STP outfall expansion project is currently at design stage and is scheduled for completion by Summer 2013. The project team modified the existing outfall system in early 2010 to ensure that it has sufficient capacity for construction dewatering and commissioning of the Plant expansion.

Timing of Capacity Allocation Availability

At this time, in order to satisfy the requirements and conditions of the Province's Environmental Assessment approval for the Plant expansion, the Region advises that the new Plant capacity allocation has been initially planned as follows:

- Existing STP services 33,000 persons (residential + employment);
- Interim capacity at commissioning of current expansion scheduled for Q1 2013 can service 41,000 persons (residential + employment);
- Upon demonstration of treated effluent satisfactory to MOE (scheduled for Q1 2014) and completion of Outfall (scheduled for Q3 2013), capacity is available up to 45,000 persons (residential + employment);
- Through four year monitoring of per capita sewage flow (2012 to 2015), the Region may consider increased capacity up to 49,000 persons (residential + employment).

The Region has also advised that no pre-sales of homes will be permitted (to be imposed as a condition of any development approval) until one year prior to the

expected commissioning of the Plant expansion. Furthermore, the Region will advise the Town in writing some time in Q1 2012 based on project progress to release pre-sales for the initial additional capacity of 8,000 persons (ie. 41,000 – 33,000).

4. DISCUSSION:

Report No. PB-2008-0132 recommended that the next round of the Keswick Allocation Assignment Program for new residential development commence approximately six months prior to the completion of the Plant expansion. Upon further consideration, staff are of the opinion that it makes more sense to conduct the Allocation Assignment Program earlier. The reason for this is that the Program itself will likely take several months to complete, and then it will take considerably more time for the selected development projects to have their planning applications processed. Therefore, staff are recommending that the Allocation Assignment Program be commenced later this Fall or Winter, as opposed to just six months prior to the completion of the Plant expansion. Staff are recommending that no change be made to the amount of allocation to be assigned to residential development through the next round of the Program (2,500 persons), particularly in light of the staged release of capacity as discussed earlier.

Staff are also recommending that one of the Eligibility Criteria of the Program be modified to allow for some greater flexibility in terms of the types of development proposals that could be considered. There are currently six eligibility criteria and all must be met in order to be considered for an allocation assignment. These criteria are as follows:

1. The subject land is located within the Keswick Secondary Plan.
2. The proposed development conforms to the policies of the Keswick Secondary Plan and the appended Urban Design Guidelines.
3. The proposed development is a residential or mixed use proposal consisting of more than 3 dwelling units.
4. The proposed development has been designed to achieve, at a minimum, Energy Star® certification where the built-form is single detached dwellings, semi-detached dwellings, townhouse dwellings, duplexes, triplexes and/or fourplexes.
5. The proposed development has been designed to achieve, at a minimum, LEED® certification where the built-form is a mixed use commercial/residential building and/or an apartment/condominium building.

6. There are no outstanding municipal taxes owing on the property, or satisfactory arrangements have been made with the Town regarding the payment of any outstanding taxes.


With respect to Eligibility Criteria 2 above, the purpose of this criteria is to screen out or eliminate the consideration of any proposed development or project that requires an amendment to the Keswick Secondary Plan. Upon further consideration, staff are of the opinion that maintaining such an approach is too restrictive or limiting. In this regard, staff have met with owners of certain sites within the Secondary Plan that appear to have proposals of considerable merit, but may require some modifications to the Secondary Plan. One prominent example involves the lands surrounding the existing Specialty Care development on Morton Ave., where staff anticipate applications to be submitted for a Senior's apartment proposal. In consideration of the above, it is recommended that Eligibility Criteria No. 2 be modified as follows:

"The proposed development conforms to the policies of the Keswick Secondary Plan and the appended Urban Design Guidelines. Notwithstanding the foregoing, development proposals that require an amendment to the policies of the Secondary Plan may also be considered provided the proposed amendment(s) are not contrary to the goals of Secondary Plan as set out in Section 9.1.1.2 and that the proposal does not involve an expansion to the limits of the Secondary Plan boundary.

5) **CONCLUSION**

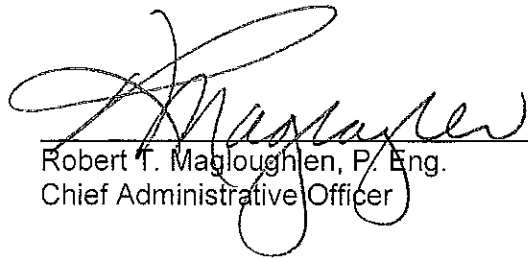
Staff respectfully requests Council's adoption of the recommendations contained in this report.

Recommended by:



Harold W. Lenters, M.Sc.PI, MCIP, RPP
Director of Planning and Building

Approved by:



Robert T. Magloughen, P. Eng.
Chief Administrative Officer

27 Sept 2011

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. PB-2008-0132

FOR THE CONSIDERATION OF THE
COMMITTEE OF THE WHOLE
DECEMBER 15, 2008

**SUBJECT: PROPOSED MODIFICATIONS TO THE KESWICK
SERVICING ALLOCATION ASSIGNMENT PROGRAM
Town File No.: 05.181**

1. **RECOMMENDATION:**

- A. THAT REPORT NO. PB-2008-0132 BE RECEIVED AS INFORMATION.
- B. THAT 2,500 PERSONS EQUIVALENT OF SERVICING ALLOCATION THAT IS TO BECOME AVAILABLE UPON THE EXPANSION OF THE KESWICK WATER POLLUTION CONTROL PLANT BE ASSIGNED TO THE KESWICK MAJOR RESIDENTIAL DEVELOPMENT CATEGORY AND BE DISTRIBUTED USING THE SERVICING ALLOCATION ASSIGNMENT PROGRAM REFERRED TO IN RECOMMENDATION C. BELOW.
- C. THAT COUNCIL APPROVE THE REVISED KESWICK SERVICING ALLOCATION ASSIGNMENT PROGRAM ATTACHED AS SCHEDULE '1' TO REPORT NO. PB-2008-0132.
- D. THAT THE KESWICK SERVICING ALLOCATION ASSIGNMENT PROGRAM BE COMMENCED APPROXIMATELY SIX (6) MONTHS PRIOR TO THE COMPLETION OF THE KESWICK WATER POLLUTION CONTROL PLANT EXPANSION.
- E. THAT THE KESWICK SERVICING ALLOCATION ASSIGNMENT PROGRAM SELECTION COMMITTEE BE APPOINTED AND COMPRISED OF THE WARD 1 AND 2 COUNCILLORS, THE DEPUTY MAYOR, AND THE MAYOR AS AN EX-OFFICIO MEMBER, IN ADDITION TO STAFF FROM THE DEPARTMENTS OF ENGINEERING AND PUBLIC WORKS, LEISURE SERVICES, AND PLANNING AND BUILDING.
- F. THAT THE KESWICK SERVICING ALLOCATION ASSIGNMENT PROGRAM SELECTION COMMITTEE BE GRANTED THE AUTHORITY TO MAKE MINOR MODIFICATIONS TO THE SELECTION PROCESS AND THE EVALUATION CRITERIA, IF DEEMED NECESSARY AND APPROPRIATE.

2. INTRODUCTION AND PURPOSE:

A recently approved expansion to the Keswick Water Pollution Control Plant ("WPCP") will provide approximately 17,000 persons equivalent of additional wastewater treatment capacity when construction is completed in approximately 2 years. This plant expansion will facilitate a substantial amount of the forecasted population and employment growth in Keswick over the next 20 years. As a result, it is important to ensure that this additional servicing capacity is appropriately allocated to accommodate future residential, industrial, commercial and institutional development.

The Director of Planning and Building has prepared a companion report (Report No. PB-2008-0131) that recommends assigning 8,500 persons equivalent of servicing allocation, or half of the proposed new capacity, to the Keswick Business Park Secondary Plan in order to facilitate local job creation and to create a more balanced community. Should Council adopt this recommendation, 8,500 persons equivalent of servicing allocation would remain for future residential, industrial, commercial and institutional development within the Keswick Secondary Plan Area.

In consideration of the above, it is also an appropriate time for Council to consider assigning a portion of the remaining 8,500 persons equivalent of future servicing capacity to the 'Major Residential Development' category, for distribution using the Keswick Servicing Allocation Assignment Program ("Program"). A review and update of the Program has now been completed in order to incorporate new eligibility and evaluation criteria that promote "green" residential development, as well as to address some minor "housekeeping" matters.

The purpose of this report is to seek Council's approval of the revised Keswick Servicing Allocation Assignment Program, and to have servicing allocation assigned for distribution as part of this Program. Should Council adopt staff's recommendations, it is anticipated that the next phase of the Keswick Servicing Allocation Assignment Program will be commenced approximately 6 months prior to the completion of the Water Pollution Control Plant expansion (2010).

3. BACKGROUND:

The Keswick Servicing Allocation Assignment Program has its roots in an initial program that was adopted in March of 1994. At that time, Council adopted the recommendations of Report No. DS-94-08 respecting the assignment of surplus industrial servicing allocation, as well as any additional servicing capacity found in the Keswick servicing system, to facilitate new residential development.

In order to manage the allocation requests/applications, processing procedures were developed and initially administered through the former Development Services

Department. These procedures were revised in September of 1995 in order to address certain issues and concerns, and the administration of the program, including negotiating allocation assignment agreements with developers, was transferred to the Town Solicitor. Most of the servicing allocation agreements involved implementing the "strengthening of the Town's economic and/or fiscal well being" criteria, through the payment of funds to the Town.

In August of 1996, Council passed By-law No. 96-089 (TA-6) pursuant to the Savings and Restructuring Act, 1996. This By-law, being a by-law respecting the charging of fees for water and sewer allocation, led to a number of additional servicing allocation agreements being executed with the Town. However, in September of 1997, the Provincial government passed a regulation preventing municipalities from charging user fees for allocating sewer and water capacity, thereby putting an end to the execution of further agreements under the aforementioned By-law.

In May of 2004, Council adopted the recommendations of Report No. PB-2004-0042 dealing with the adoption of a revised 'Keswick Servicing Allocation Assignment Program' that was designed to assign a limited amount of uncommitted servicing allocation to proposed development(s) that would result in the greatest positive impact to the community. In this regard, the Program facilitated the approval of Brightstar Corporation's mixed use community in the Maskinonge Urban Centre (Crates Landing), Torkes Developments Inc.'s mixed use proposal in the Uptown Keswick Urban Centre, and Metrus Development Inc.'s most recent phase of Simcoe Landing in the South Keswick Development Area.

4. ASSIGNMENT OF SERVICING ALLOCATION:

The 'Housing' policies of the Provincial Policy Statement (PPS) provide direction when trying to determine how much of the remaining 8,500 persons equivalent of servicing capacity should be assigned to the 'Major Residential Development' category and distributed through the next phase of the Keswick Servicing Allocation Assignment Program. In this regard, municipalities are required to maintain land with servicing capacity sufficient to provide at least a 3-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved or registered plans of subdivision/condominium. In other words, a minimum 3-year supply of unencumbered residential lands must be available for development.

At this time, there are 526 un-built and unencumbered dwelling units/lots with servicing allocation, assuming that the proposed Crates Landing development achieves LEED® Gold certification to obtain 61 units of servicing allocation credits. There are a further 269 un-built dwelling units/lots that have servicing allocation but no Regional road capacity to proceed. Based on Keswick's 10-year (1998 to 2007)

average of 245 housing starts per year, there is presently a 2 to 3 year supply of unencumbered dwelling units/lots. By the time the next phase of the Keswick Servicing Allocation Assignment Program is commenced in 2010 (i.e. 6 months prior to the completion of the Water Pollution Control Plant expansion), there is likely to be less than a 1-year supply of dwelling units/lots remaining.

Moving forward, factors such as the state of the economy, immigration levels, changing demographics, available land supply, emerging housing trends, and the availability of infrastructure will continue to influence the number of housing starts in any given year. All things being equal, and taking into consideration the projected timing for the Water Pollution Control Plant expansion (2010-2011) and the opening of the Highway 404 extension to Ravenshoe Road (2012-2013), it is reasonable to assume for the purposes of this exercise that Keswick will average approximately 300 housing starts per year between 2010 and 2019. This number aligns with York Region's projection of approximately 450 housing starts per year on average in Keswick, Sutton and Pefferlaw combined between 2006 and 2031. As a result, a supply of at least 900 dwelling units/lots will need to be available in 2010 to meet the minimum 3-year supply requirement in the PPS.

Given all of the above, staff are recommending that 2,500 of the remaining 8,500 persons equivalent of servicing allocation (e.g. 862 singles at 2.9 persons per unit) be assigned to the 'Major Residential Development' category and distributed through the next phase of the Keswick Servicing Allocation Assignment Program.

5. STATUS OF UNASSIGNED SERVICING ALLOCATION:

Should Council adopt staff's separate recommendations to assign 8,500 equivalent of servicing allocation to the Keswick Business Park and 2,500 persons equivalent of servicing allocation to the Major Residential Development category, a total of 6,000 persons equivalent of capacity will remain for future residential, industrial, commercial and institutional development ("ICI") in the Keswick Secondary Plan.

Staff are recommending that the outstanding 6,000 persons equivalent of servicing allocation simply remain unassigned/uncommitted at this time, and that a separate report be brought forward for Council's consideration when the additional capacity is needed. In this respect, the additional servicing capacity may be used for subsequent phases of the Keswick Servicing Allocation Assignment Program, future ICI needs, and/or additional minor residential infill.

In addition to the above, it is also important to consider how the Growth Plan intensification requirements, as well as two existing agreements that the Town has entered into with separate landowners, may affect the future assignment of the remaining 6,000 persons equivalent of servicing allocation.

5.1 – Intensification

As Council is aware, the Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) mandates that a minimum of 40% of all new residential growth Region-wide must be within existing built-up areas by 2015. York Region is presently considering each local municipality’s share of this intensification target as part of their Growth Management Study to implement the Growth Plan. In this regard, Georgina’s share is currently forecasted to be 24% of total unit growth to 2031, or approximately 2,700 dwelling units. The Town will need to incorporate phasing and implementation policies in its Official Plan and Secondary Plans to ensure that the intensification target is being met over time.

The Keswick Servicing Allocation Assignment Program has been designed to encourage development projects within the built boundary, however, housing choices and market conditions will ultimately play a significant role in determining when and how much intensification takes place. The recommended phased approach to assigning servicing allocation should help ensure that there is sufficient servicing capacity for intensification proposals in the long term. The type of approved development (i.e. greenfield vs. intensification) will be closely monitored, and if the need arises, appropriate adjustments will be made to the Keswick Servicing Allocation Assignment Program. As such, it is possible that future phases of the Program will be tailored solely or primarily to intensification proposals.

5.2 – Existing Servicing Allocation Agreements

With respect to assigning future servicing allocation from an expanded Water Pollution Control Plant, two specific agreements must be recognized and taken into consideration.

The first agreement was executed in 1996 with Bertan Investments Ltd., and dealt with the revocation of servicing allocation for the approved 1,073-unit Maple Leaf Estates (later renamed Maple Lake Estates or “MLE”) recreational residential retirement community proposed on lands bounded by Woodbine Avenue, Deer Park Drive and Metro Road North. The Town solicitor has reviewed the terms and conditions of this agreement and advises that the Town is not required to give priority allocation to MLE at this time, and the Town would only be required to assign servicing allocation to them upon receipt of written notice that they are ready to proceed with the proposed development. Until then, the solicitor advises that the Town is not required to hold servicing allocation, or guarantee that servicing allocation will be available when MLE is actually ready to proceed

The second agreement was executed in 2006 with Daycornet Keswick Inc. (“Daycornet”) respecting a proposed 303-unit plan of subdivision on lands located north of Church Street and east of The Queensway North in Keswick. Council may

recall that through this agreement, Regional road capacity associated with the 100 units that had already been assigned servicing capacity through an allocation agreement was transferred to another development. In exchange for this transfer, the Town agreed to provide "Priority Allocation" and commensurate road capacity, available as a result of the expansion of the Keswick Water Pollution Control Plant and any extension of Highway 404. The Priority Allocation shall be up to a maximum allocation required for the development of 303 residential units on the property, and is subordinate only to the allocation to be assigned in respect of the above discussed Maple Lake Estates development. In summary, the Town solicitor advises that the Town is required to hold 589 persons equivalent of servicing allocation (203 units) for Daycornet, recognizing that it already has an assignment of 290 persons equivalent of servicing allocation (100 units).

6. KESWICK SERVICING ALLOCATION ASSIGNMENT PROGRAM:

Staff have completed a review and update of the Keswick Servicing Allocation Assignment Program in order to incorporate new eligibility and evaluation criteria that promote "green" residential development. The proposed eligibility and evaluation criteria are discussed in detail below.

6.1 – Eligibility Criteria

The proposed eligibility criteria that must be met in order to be considered for the preliminary assignment of servicing allocation are outlined in the 'Submission Instructions' attached as Schedule '1', and are as follows:

1. The subject land is located within the Keswick Secondary Plan.
2. The proposed development conforms to the policies of the Keswick Secondary Plan and the appended Urban Design Guidelines.
3. The proposed development is a residential or mixed use proposal consisting of more than 3 dwelling units.
4. The proposed development has been designed to achieve, at a minimum, Energy Star® certification where the built-form is single detached dwellings, semi-detached dwellings, townhouse dwellings, duplexes, triplexes and/or fourplexes.
5. The proposed development has been designed to achieve, at a minimum, LEED® certification where the built-form is a mixed use commercial/residential building and/or an apartment/condominium building.
6. There are no outstanding municipal taxes owing on the property, or

satisfactory arrangements have been made with the Town regarding the payment of any outstanding taxes.

The above eligibility criteria remain largely unchanged from 2004 and 2005, save and except for the inclusion of minimum sustainability criteria related to Energy Star® or LEED® certification. These criteria have been incorporated into the Keswick Servicing Allocation Assignment Program in order to obtain development proposals that promote environmental sustainability and energy conservation. Additional information respecting Energy Star® and LEED® is provided in Sections 7 and 8 of this report.

6.2 – Evaluation Criteria

The proposed evaluation criteria that will be used to evaluate the development proposals are outlined in the 'Submission Instructions' attached as Schedule '1', and are as follows:

1. Does the proposal serve to revitalize and/or strengthen one of the three Urban Centres identified in the Keswick Secondary Plan?
2. Does the proposal exhibit exceptional urban and architectural design?
3. Does the proposal incorporate innovative sustainability, storm water management, water conservation and/or energy conservation measures (e.g. green roof, solar efficiencies, geothermal system, wind turbine, permeable pavement, xeriscaping, rain water harvesting cistern, etc.) that go beyond the minimum requirements for achieving Energy Star® or LEED® certification?
4. Does the proposal provide public access opportunities to the waterfront (Lake Simcoe and/or Maskinonge River)?
5. Is the proposal transit supportive and/or does it promote reduced automobile dependence and alternative means of transportation?
6. Will the proposal result in, or allow for, the completion of a neighbourhood?
7. Does the proposal provide any community benefits, facilities or services that go beyond the typical requirements of the planning approvals process? Examples include, but are not necessarily limited to, the following:
 - Increased public parkland or open space opportunities
 - Enhancements to the pedestrian and bicycle pathway system

- Improvements to public infrastructure
 - Affordable housing
 - Donations to charitable or not-for-profit organizations that provide essential services to the community
8. Does the proposal serve to strengthen the Town's economic well being?
 9. Does the applicant have experience developing similar types of projects?
 10. Can the proposal be developed in a timely fashion, taking into consideration variables such as outstanding planning approvals, required studies, or engineering and environmental constraints?

The above evaluation criteria remain largely unchanged from 2004 and 2005, save and except for the inclusion of a new sustainability criteria (Criteria No. 3) and revisions to the "community benefit" criteria (Criteria No. 7) to include affordable housing and donations to charitable or not-for-profit organizations.

7. **ENERGY STAR®:**

As described on Schedule '2', Energy Star® is an international program being promoted in Canada by the Office of Energy Efficiency at Natural Resources Canada (NRCan). Energy Star® is commonly known as a symbol of energy efficiency on household products such as appliances and windows, however, NRCan has expanded the Energy Star® initiative to include energy-efficient new homes being built in Ontario.

Energy Star® qualified new homes are approximately 30 percent more energy efficient than those built to minimum *Ontario Building Code* standards, and certification is achieved through measures such as insulation upgrades, higher-performance windows, better draft proofing, sealed ducts, Energy Star® qualified appliances, and more efficient heating, hot water and air conditioning systems.

On March 20, 2006, Council for the Town of East Gwillimbury passed a resolution to adopt a municipal policy directing all new residential developments of 10 or more units to be constructed to Energy Star® qualification. The Georgina Environmental Advisory Committee subsequently requested that Council investigate and institute a similar Energy Star® policy for future development in the Town. On August 28, 2006, Council considered this request and passed Resolution No. CW-2006-0179, as follows:

THAT CORRESPONDENCE FROM THE GEORGINA ENVIRONMENTAL ADVISORY COMMITTEE REQUESTING COUNCIL TO INVESTIGATE AND INSTITUTE AN ENERGY STAR POLICY FOR FUTURE DEVELOPMENTS BE RECEIVED, THAT THE DIRECTOR OF PLANNING SUBMIT A REPORT TO THE NEXT TERM OF COUNCIL AND IN THE INTERIM, ALL DEVELOPMENT PROPOSALS GOING THROUGH THE PLANNING PROCESS BE ENCOURAGED TO BE CERTIFIED WITH AN ENERGY STAR RATING, USING 30-40% LESS ENERGY THAN A BASIC HOUSE.

Staff have gathered a substantial amount of background information on various types of "green" initiatives and the differing policies that municipalities are adopting to implement more sustainable development practices, including voluntary, mandatory and incentive-based approaches.

Initially it appeared as though an Energy Star® policy could be incorporated under the broader mandate of Bill 51 (*Planning and Conservation Land Statute Law Amendment Act, 2006*), which provides municipalities with greater powers to adopt certain sustainable design criteria as part of the planning approvals process. However, after reviewing the enabling legislation and discussing this matter further with the Ministry of Municipal Affairs and Housing, the Town Solicitor raised some serious questions about the legal enforceability of such a policy since it mandates building standards that exceed those of the *Ontario Building Code Act*. At the risk of being challenged in court and having such a policy deemed *ultra vires* (i.e. beyond the municipality's power), staff are not in a position to recommend that Council adopt a mandatory Energy Star® policy at this time.

Despite the absence of a formal Town policy, several local developers/builders are voluntarily providing Energy Star® building packages to homebuyers, including Lancaster Homes in the current phase of Simcoe Landing (45 homes), Raymac Homes in the Fairwood Enclave subdivision (30 homes), and Alliance Homes in Jackson's Landing By The Lake (320 homes).

In order to go beyond a voluntary-based approach to Energy Star® implementation, staff are proposing that same be incorporated as an eligibility criteria in the Keswick Servicing Allocation Assignment Program for low-rise development proposals (single detached dwellings, semi-detached dwellings, townhouse dwellings, duplexes, triplexes and/or fourplexes). As such, any developer/builder making an application for servicing allocation would agree to build to Energy Star® standards, or would otherwise be ineligible for servicing allocation as part of the Program. Conditions and terms would also be imposed on the preliminary assignment of servicing allocation, allowing Council to rescind the allocation if the developer/builder later decides not to comply with this requirement.

8. LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED®):

As described on Schedule '3', the Leadership in Energy and Environmental Design (LEED) Green Building Rating System is an internationally accepted, market-based rating system that facilitates and certifies higher energy and environmental performance of buildings and communities. The rating system in Canada (LEED® Canada – NC 1.0) has been adapted from its U.S. counterpart, and is administered by the Canada Green Building Council ("CGBC"). Credits are organized into 5 principal LEED® categories:

- Sustainable Sites
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Environmental Quality

An additional category, Innovation and Design Process, addresses sustainable building expertise and design measures not covered in the basic LEED® credits. There are 4 levels of certification (i.e. certified, silver, gold, and platinum) based on the total points score achieved following an independent review and audit of selected credits. A sample rating sheet is attached as Schedule '4'.

There are a total of 32 development projects in York Region (excluding residential projects of less than 600 m²) that have achieved LEED® certification, or that are presently registered with the CGBC to do so. Examples are provided below:

Public Sector

- Kortright Centre for Conservation (Vaughan)
- Fire & Rescue/York Region EMS Paramedic Response Station (Vaughan)
- Vaughan Civic Centre (Vaughan)
- TRCA Restoration Services Centre (Vaughan)
- LSRCA Administration Building (Newmarket)
- Town of Newmarket Operations Centre (Newmarket)
- York Regional Police Investigative and Support Services Building (Aurora)
- Stouffville Pumping Station (Stouffville)
- Bill Crothers Secondary School (Markham)

Private Sector

- PowerStream Corporate Head Office (Vaughan)
- Honda Canada Headquarters (Markham)
- BMW Group Canada Headquarters (Richmond Hill)
- Mount Albert United Church Seniors Residence (East Gwillimbury)

- Majestic Court condominium (Markham)
- Renaissance of Richmond Hill condominium (Richmond Hill)

An unspecified number of other projects have yet to register with the CGBC but are aiming for LEED® certification, including Brightstar Corporation's proposed Crates Landing development in Keswick.

The growing trend towards LEED® certification is expected to continue as sustainability becomes a key component of public and private sector organizations' strategic plans. For example, the Regional Municipality of York has adopted a policy that mandates LEED® Silver certification for all new municipal buildings and facilities, and has developed a program (Sustainable Development Through LEED®) that provides servicing allocation credits to development proposals that meet certain eligibility criteria and achieve a minimum LEED® Silver certification.

Given all of the above, staff are proposing that LEED® certification be implemented as a minimum eligibility criteria in the Keswick Servicing Allocation Assignment Program, where the built-form is a mixed use commercial/residential building and/or an apartment/condominium building. As such, any developer/builder making an application for servicing allocation would agree to build to LEED® standards, or would otherwise be ineligible for servicing allocation as part of the Program. Conditions and terms would also be imposed on the preliminary assignment of servicing allocation, allowing Council to rescind the allocation if the developer/builder later decides not to comply with this requirement.

9. CONCLUSIONS:

A recently approved expansion to the Keswick Water Pollution Control Plant will provide approximately 17,000 persons equivalent of additional wastewater treatment capacity when construction is completed in approximately 2 years.

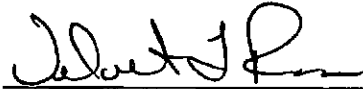
In anticipation of future servicing capacity becoming available, staff have completed a review and update of the Keswick Servicing Allocation Assignment Program in order to incorporate new eligibility and evaluation criteria that promote "green" residential development. In this regard, staff recommend that Council approve the revised Keswick Servicing Allocation Assignment Program, and assign 2,500 persons equivalent of servicing allocation to the 'Major Residential Development' category for distribution through the next phase of this Program in 2010.

Prepared by:



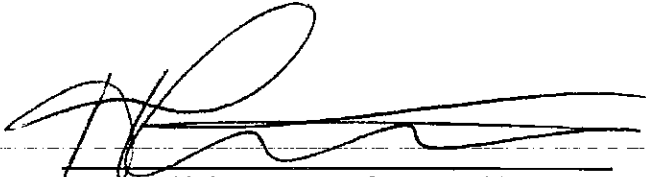
Denis Beaulieu, MCIP, RPP
Planner

Reviewed by:




Velvet L. Ross, MCIP, RPP
Manager of Planning

Recommended by:



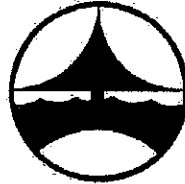
Harold W. Lenters, M.Sc.PI, MCIP, RPP
Director of Planning and Building

Approved by:



Susan Plamondon, B.A., LL.B
Chief Administrative Officer

10 December 2008



**TOWN OF
GEORGINA**

**KESWICK SERVICING ALLOCATION ASSIGNMENT PROGRAM
RESIDENTIAL DEVELOPMENT**

(Approved by Council on December 15, 2008)

Submission Instructions

Introduction

The Regional Municipality of York is in the process of expanding the Keswick Water Pollution Control Plant in order to accommodate future population and employment growth in the community Keswick. Subject to the successful implementation of a phosphorus monitoring and testing program, this expansion will result in approximately 17,000 persons equivalent of additional wastewater treatment capacity.

On December 15th, 2008, Town of Georgina Council assigned 2,500 persons equivalent of this additional servicing capacity to a 'Major Residential Development' category, and directed that it be distributed to individual development proposals through the 'Keswick Servicing Allocation Assignment Program'.

Landowners and developers wishing to be considered for an assignment of this additional servicing allocation are required to make an application in accordance with the eligibility criteria and submission requirements of the 'Keswick Servicing Allocation Assignment Program', as set out below.

Eligibility Criteria

To be considered for the preliminary assignment of servicing allocation, all of the following eligibility criteria must be met:

1. The subject land is located within the Keswick Secondary Plan.
2. The proposed development conforms to the policies of the Keswick Secondary Plan and the appended Urban Design Guidelines.
3. The proposed development is a residential or mixed use proposal consisting of more than 3 dwelling units.
4. The proposed development has been designed to achieve, at a minimum, Energy Star® certification where the built-form is single detached dwellings, semi-detached dwellings, townhouse dwellings, duplexes, triplexes and/or fourplexes.

5. The proposed development has been designed to achieve, at a minimum, LEED® certification where the built-form is a mixed use commercial/residential building and/or an apartment/condominium building.
6. There are no outstanding municipal taxes owing on the property, or satisfactory arrangements have been made with the Town regarding the payment of any outstanding taxes.

Evaluation Criteria

The following criteria will be used by the Town to evaluate the proposed developments:

1. Does the proposal serve to revitalize and/or strengthen one of the three Urban Centres identified in the Keswick Secondary Plan?
2. Does the proposal exhibit exceptional urban and architectural design?
3. Does the proposal incorporate innovative sustainability, storm water management, water conservation and/or energy conservation measures (e.g. green roof, solar efficiencies, geothermal system, wind turbine, permeable pavement, xeriscaping, rain water harvesting cistern, etc.) that go beyond the minimum requirements for achieving Energy Star® or LEED® certification?
4. Does the proposal provide public access opportunities to the waterfront (Lake Simcoe and/or Maskinonge River)?
5. Is the proposal transit supportive and/or does it promote reduced automobile dependence and alternative means of transportation?
6. Will the proposal result in, or allow for, the completion of a neighbourhood?
7. Does the proposal provide any community benefits, facilities or services that go beyond the typical requirements of the planning approvals process? Examples include, but are not necessarily limited to, the following:
 - Increased public parkland or open space opportunities
 - Enhancements to the pedestrian and bicycle pathway system
 - Improvements to public infrastructure
 - Affordable housing
 - Donations to charitable or not-for-profit organizations that provide essential services to the community
8. Does the proposal serve to strengthen the Town's economic well being?
9. Does the applicant have experience developing similar types of projects?
10. Can the proposal be developed in a timely fashion, taking into consideration variables such as outstanding planning approvals, required studies, or engineering and environmental constraints?

Rating Scale

The following rating scale will be used to evaluate each of the submissions against the 10 evaluation criteria:

- 1 - very weak
- 2 - weak
- 3 - moderate
- 4 - strong
- 5 - very strong

Criteria #3 (Sustainability) and Criteria #4 (Public Waterfront Access) will be given twice (2X) the weight of the other evaluation criteria in order to reflect the importance of these issues to the Town.

Submission Requirements

1. A completed *Submission Checklist*.
2. A completed *Application Form*.
3. A *Comprehensive Report* (10 copies) consisting of the following:
 - a) Table of Contents
 - b) Description of the overall proposal
 - c) Relevant property information (legal description, municipal address, assessment roll number, present use, description of existing structures, frontage, depth and area).
 - d) A detailed concept plan in accordance with the following minimum requirements:
 - Drawings, sketches or artist's renderings to provide a visual description of the project.
 - If the proposal is a plan of subdivision or condominium, the concept plan shall be in the form of a draft plan prepared in accordance with the information requirements of Section 51(17) of the *Planning Act*, R.S.O. 1990.
 - If the proposal is not a plan of subdivision or condominium, the concept plan shall include, at a minimum, the following information:
 - The boundaries and dimensions of the subject land;
 - The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from all lot lines;
 - The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;

- The current land use(s) of adjacent properties;
 - The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way;
 - The location and nature of any easements affecting the subject land; and,
 - A proper metric scale and north arrow.
- e) An explanation of how the proposal meets each of the eligibility criteria.
- f) A detailed explanation of how the proposal addresses each of the evaluation criteria.
- g) A description of any planning approvals required pursuant to the *Planning Act* (i.e. Plan of Subdivision, Zoning By-law Amendment, Minor Variance, Site Plan, etc.). Where a Zoning By-law Amendment or Minor Variance is required, please provide details regarding the required relief.
- h) A statement regarding the total amount of servicing allocation required for the development proposal and the amount of servicing allocation currently assigned to the property (if any). The servicing allocation requirement is determined using the following factors:
- | | |
|---|----------------------|
| Single Detached, Semi-Detached, Townhouse | 2.9 persons per unit |
| Apartments or Retirement Developments | 2.0 persons per unit |
| Seniors Apartments | 1.5 persons per unit |
- For example: If the development proposal includes 10 single detached dwellings, the total amount of servicing allocation required is 29 persons equivalent (10 units x 2.9 persons per unit).
- i) A description of applicant's experience developing similar types of projects, including information about previous developments that have been built.
- j) The proposed time frame for the completion of the project.

Approval Procedure

1. A complete submission must be received by the Planning Division no later than 4:30 p.m. on _____, 2010.
2. Planning Division staff will review the submission for completeness and determine if the eligibility criteria have been met.
3. If the submission is deemed to be complete and meets the eligibility criteria, it shall be accepted. If the submission is deemed to be incomplete or does not meet the eligibility criteria, staff may request additional information or refuse to accept the submission.
4. Submissions deemed to be complete and eligible will be forwarded to the Selection Committee for review and consideration. The Selection Committee is comprised of the two Keswick Ward Councillors, the Mayor as an ex-officio member, and staff representatives from the Engineering

and Public Works Department, the Leisure Services Department, and the Planning and Building Department.

5. The Selection Committee will grade each of the submissions using the Evaluation Criteria and Rating Scale (i.e. scores of 1 to 5), and the submissions receiving the highest total score will be invited to advance to the second stage in the process. The Selection Committee will determine the number of submissions that will advance to the second stage in the process.
6. The applicant/agent of those submissions that have been selected to advance to the second stage in the process will be invited to make a presentation to the Selection Committee. Presentations will be limited to 15 minutes in length, and will be followed by a 15 minute question/discussion period.
7. Following all of the presentations, the Selection Committee will meet to discuss each of the submissions, review the evaluations (and make any necessary revisions thereto), and select the proposal(s) it believes should receive servicing allocation.
8. Staff will prepare a report on behalf of the Selection Committee and make recommendations to Council respecting the proposed development(s) that it believes should receive the servicing allocation, along with the terms of the preliminary assignment. Terms of the assignment may include, but are not necessarily limited to: (1) a sunset clause after which date the allocation may be revoked if Council is not satisfied that the applicant is proceeding in a timely fashion; and, (2) the submission of progress reports.
9. Council will make the final determination regarding the development(s) to be assigned the allocation and the terms of the assignment.
10. The estimated length of the application process is 3 months.

For more information respecting the Keswick Servicing Allocation Assignment Program, please contact:

Town of Georgina
26557 Civic Centre Road,
Keswick, Ontario
L4P 3G1

Attn: _____

Phone: (905) 476-4301, (905) 722-6517, (705) 437-2210, ext. _____

Fax: (905) 476-4394

E-mail: _____



**TOWN OF
GEORGINA**

**KESWICK SERVICING ALLOCATION ASSIGNMENT PROGRAM
RESIDENTIAL DEVELOPMENT**

(Approved by Council on December 15, 2008)

Submission Checklist

	Yes	No
Completed Application Form (1 copy)		
Comprehensive Report containing required information (10 copies)		
Drawing/Sketch/Artist's Rendering of project (10 copies)		
Other supporting documentation submitted (10 copies) (please specify nature of document(s) below)		
Does the submission meet all of the Eligibility Criteria?		

Completed By:

Applicant/Owner/Agent/Consultant

Date



**TOWN OF
GEORGINA**

**KESWICK SERVICING ALLOCATION ASSIGNMENT PROGRAM
RESIDENTIAL DEVELOPMENT**

(Approved by Council on December 15, 2008)

Application Form

	Name	Address, Phone, Fax and E-mail
Applicant/Owner:		
Agent:		

1. Please provide the legal description and municipal address of the subject land(s).

2. Please provide a brief description of the development proposal.

KESWICK SERVICING ALLOCATION ASSIGNMENT PROGRAM
APPLICATION FORM

3. Please provide a brief explanation of how the development proposal meets each of the Eligibility Criteria, as outlined in the Submission Instructions.

Criteria #1

Criteria #2

Criteria #3

Criteria #4 or #5

Criteria #6

4. Please indicate the amount of servicing allocation being requested.

Submission Deadline: A completed application form and supporting documentation must be received by the Planning Division no later than 4:30 p.m. on _____, 2010.

DECLARATION

I, _____ of the _____
in the _____ solemnly declare that I am
the owner, an officer of the owner, an agent of the owner, and that all the above
statements contained in the written application and the attached submission are
true, and I make this solemn declaration conscientiously believing it to be true,
knowing that it is the same force and effect as if made under oath, and by virtue
of "The Canada Evidence Act". I also acknowledge that the assignment of water
supply and sewage servicing capacity to the above noted property (herein
referred to as the 'subject lands') does not in anyway guarantee approval of any
planning applications and/or other approvals that may be required from the Town
of Georgina and/or any other department/agency. I further acknowledge that the
assignment of any servicing allocation to the subject lands may be revoked at
anytime by the Town of Georgina. Furthermore, I acknowledge that any decision
of the Town of Georgina with respect to the assignment of allocation is not
subject to appeal and I agree not to undertake any action against the Town of
Georgina respecting their decision regarding the assignment of the servicing
allocation.

Declared before me at the _____ of _____ in the
_____ this _____ day of _____ 2010.

Commissioner, etc.

Registered Owner,
Solicitor or Agent

AUTHORIZATION OF OWNER

If an agent is used, the owner must also complete the following:

I/We _____ being the registered owner(s) of
the subject land(s), hereby authorize _____
_____ (please print) to submit the enclosed application to the
Planning and Building Department, and to appear on my behalf at any hearing(s)
of the application and to provide any information or material required by the
Planning and Building Department relevant to the application.

Dated at the _____ of _____ this _____ day of
_____ 2010.

Signature of Owner

NOTE TO OWNER:

**IF THE APPLICATION FORM AND ATTACHED SUBMISSION IS TO BE
PREPARED BY SOMEONE OTHER THAN THE OWNER, AUTHORIZATION
SHOULD NOT BE GIVEN UNTIL THE COMPLETED APPLICATION AND
ATTACHED SUBMISSION HAVE BEEN EXAMINED BY YOU AND
APPROVED.**



NRCan > OEE > What Is The ENERGY STAR for New Homes Initiative

Business: Residential

What Is The ENERGY STAR® for New Homes Initiative

The ENERGY STAR for New Homes initiative promotes energy efficiency guidelines that enable new homes to be approximately 30 percent more energy efficient than those built to minimum provincial building codes. The increased efficiency of these homes translates into reduced energy costs for homeowners.

ENERGY STAR for New Homes is currently available only in Ontario and Saskatchewan and is managed for Natural Resources Canada by regional service organizations.

If you are a builder in Ontario or Saskatchewan who would like to become involved in the ENERGY STAR for New Homes initiative, consult your Service Organization for details.

For energy-efficient home building in other provinces, consult your EnerGuide service organization.

What Is The ENERGY STAR® for New Homes Initiative

Become an ENERGY STAR® for New Homes Builder

Promote and Use The ENERGY STAR® Symbol

Contact an ENERGY STAR® for New Homes Service Organization

ENERGY STAR® for New Homes Participant Resources

Background on ENERGY STAR®

Within This Page

- [What is an ENERGY STAR qualified home?](#)
- [Benefits of Building ENERGY STAR qualified new homes](#)
- [ENERGY STAR and EnerGuide – A winning team!](#)

What Is an ENERGY STAR Qualified Home?

An ENERGY STAR qualified home is a home that has been built by a licensed ENERGY STAR for New Homes builder. The builder incorporates energy efficient features into the home so that it can meet the ENERGY STAR for New Homes technical specifications.

To meet the ENERGY STAR for New Homes technical specifications, builders typically incorporate these energy efficiency measures:

Heating and cooling systems – All furnaces, heat pumps, thermostats and fireplaces are ENERGY STAR qualified. The annual fuel utilization efficiency rating (AFUE) of furnaces complies with rigorous Canadian minimum efficiency requirements. As a result, you use less fuel and save money.

SCHEDULE 2, PAGE 1

Ducts – Ducts gain efficiency by providing heating and cooling to designated areas only. In addition, there is less leakage at duct joints because all supply and return trunk ducts and all take-offs are sealed. This means that less heat is lost as air moves from the furnace to the living areas of your home and air conditioning is evenly and properly distributed.

Windows, patio doors and skylights – All windows, glass doors and skylights comply with Canada's requirements for ENERGY STAR qualified windows. This feature alone could cut more than 10 percent off your energy costs.

Walls and ceilings – There is more insulation in the ceilings and walls of an ENERGY STAR qualified home than is required by building codes. This reduces heat loss, puts less strain on your heating and cooling systems and keeps your house more comfortable.

Ventilation and air leakage – ENERGY STAR qualified new homes must meet rigorous airtightness targets. Reduced air movement through the building envelope, as revealed by an air leakage test, means less draftiness for the homeowner. Inclusion of a heat recovery ventilation system (HRV) creates improved air quality.

There are additional homeowner savings if builders supply ENERGY STAR qualified appliances and lighting.

Upon completion of the ENERGY STAR qualified home, an independent third party ENERGY STAR for New Homes evaluator verifies that the home has been built to ENERGY STAR for New Homes technical specifications. After the verification process is complete, Natural Resources Canada issues an ENERGY STAR for New Homes label and certificate to the homeowner. The label is usually placed on the home's electrical panel and includes a regional service organization seal of authenticity.

Contact your regional service organization for the ENERGY STAR for New Homes technical specifications in your province.

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Benefits of Building ENERGY STAR Qualified New Homes

Joining this initiative offers a number of benefits to you and your company:

- Increased market exposure by being part of a credible international endorsement initiative
- Use of the internationally recognized ENERGY STAR symbol
- Opportunities for joint marketing and promotional campaigns
- Heightened public image by showing leadership in addressing environmental challenges such as climate change and air pollution
- Access to training workshops, participant updates, survey data on consumer attitudes, case studies and ready-to-print marketing material
- Increased internal support for energy efficient homes that save money, reduce reliance on non-renewable resources and reduce greenhouse gas emissions.

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ENERGY STAR and EnerGuide – A Winning Team!

In addition to an ENERGY STAR for New Homes label and certificate, an ENERGY STAR qualified new home can receive an energy rating label – the EnerGuide label – to compare and rate the energy consumption of the home.

SCHEDULE 2, PAGE 2

To determine the home's energy rating (on a scale from 0 to 100), a trained energy advisor enters the house and conducts an energy evaluation. After this is complete, the energy advisor provides an EnerGuide label and a homeowner report that outline the home's level of energy efficiency.

Although most new houses receive an energy rating of 68 or higher on the scale of 0 to 100, while the average ENERGY STAR qualified home in Ontario receives an energy rating of 78 or higher (minimum requirements will be 80 or higher as of April 1, 2007). ENERGY STAR qualified homes in Saskatchewan receive an energy rating of 80 or higher. Therefore, when you see the ENERGY STAR symbol on a new house, you know that it is an energy-efficient new home that would receive an excellent EnerGuide rating.

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The ENERGY STAR name and the ENERGY STAR symbol are registered trademarks of the United States Environmental Protection Agency and are used with permission.

Date Modified: 2008-11-21



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SCHEDULE 3, PAGE 1

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ encourages and accelerates global adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria.

LEED is a third-party certification program and an internationally accepted benchmark for the design, construction and operation of high performance green buildings. It provides building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance.

LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health:

- sustainable site development
- water efficiency
- energy efficiency
- materials selection
- indoor environmental quality

Certification is based on the total point score achieved, following an independent review and an audit of selected Credits. There are four levels of certification: certified, silver, gold and platinum.

The Canadian rating system is an adaptation of the US Green Building Council's (USGBC) LEED Green Building Rating System, tailored specifically for Canadian

Enter the Virtual Community

CaGBC Balloting

LEED™ Canada for Homes
LEED™ Canada, EB-OM
Be sure to complete your ballot!
Click here for more details

A market-based rating system
LEED is a market-based rating system that facilitates and certifies higher energy and environmental performance of buildings and communities. The rating system is adapted to the Canadian market through an inclusive process that engages stakeholders and experts representing the various sectors of the Canadian industry. A rapidly-growing number of governments and private sector organizations are adopting LEED certification in their policies, programming and operations, aimed at achieving and demonstrating sustainability.

climates, construction practices and regulations. The rating system is adapted to the Canadian market through an inclusive process that engages stakeholders and experts representing the various sectors of the Canadian industry.

Why Certify?

A rapidly-growing number of private sector organizations and governments are adopting LEED certification in their policies, programming and operations, with the goal of achieving and demonstrating sustainability. The reasons for certifying include:

- Gain recognition for green building efforts
- Validate achievement through third party review
- Qualify for a growing array of government incentives
- Contribute to a growing green building knowledge base

LEED Brand user guidelines

Learn how LEED® Canada branding can benefit your organization.



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- existing buildings
- homes
- neighbourhood developments

register now

The LEED Canada Green Building Rating System is the LEED Canada adaptation of the US Green Building Council's (USGBC) Leadership in Energy and Environmental Design Green Building Rating System (LEED®), tailored specifically for Canadian climates, construction practices and regulations. It was adapted from the USGBC's LEED-NC® 2.1 and influenced by anticipated changes planned for version 2.2.

LEED® Canada Structure

The Prerequisites and Credits are organized in the five principal LEED® categories:

- Sustainable Sites
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Environmental Quality

An additional category, Innovation & Design Process, addresses sustainable building expertise as well as design measures not covered under these five environmental categories.

Project ratings are certified by the CaGBC based on the total point score, following an independent review and audits of selected Credits of documentation submitted by a design and construction team. With four possible levels of certification (certified, silver, gold and platinum), LEED® is flexible enough to accommodate a wide range of green building strategies that best fit the constraints and goals of particular projects.

Application Guide for Campus and Multiple Buildings now available

LEED Brand user guidelines
Learn how LEED® Canada branding can benefit your organization.

LEED Reference Guides
Order your LEED® Canada reference guide now.

Online LEED documents
If you have purchased a LEED reference package or registered for a project, you may access key documents online using your MyCaGBC account.



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new construction

what is LEED and why certify?

LEED Canada-NC 1.0 rating system addresses the performance of commercial and institutional buildings, i.e., buildings regulated by Part 3 of the National Building Code (NBC). It also applies to retail, mid- and high-rise Multi-Unit Residential Buildings, public assembly buildings, etc. Since it was primarily designed for commercial office buildings, applicants may want to consider submitting a Credit Interpretation Request where they may feel the need to propose an alternative pathway to meet credit requirements.

LEED for Homes in Canada case study program

Certified Projects

LEED projects

Applicants with MURB projects should consult the *MURB Application Guide*.

LEED Canada rating systems

Applicants with multiple buildings should consult the *Campus and Multi-Building Application Guide*.

- new construction
 - documents
 - tools
- MURB
- campus and multiple buildings
- commercial interiors
- core and shell
- existing buildings
- homes
- neighbourhood developments

Applicants with space that is not fitted out at the time of certification (e.g., intended for future lease) should read about LEED@ Canada for Core & Shell.

Rating System Addendum
LEED Canada for New Construction and Major Renovations, version 1.0

More ➔

Reference Guide Addendum
LEED Canada for New Construction and Major Renovations, version 1.0

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Multi-Unit Residential Building (MURB) Application Guide to LEED® Canada-NC (launched in 2005)

This application guide was prepared to provide additional clarification on Requirements and Submittals as they relate to particular LEED Credits. This guide highlights only those alternate compliance Requirements and Submittals for specific Prerequisites and Credits that required clarification for these building types, and for mixed-use buildings that include residential occupancies. Any Requirements outlined in this document are in addition to those already documented in LEED Canada NC 1.0 for specific Credits; and should not be used for other occupancies, except as noted for mixed-use buildings with a residential component. The existing compliance paths described in the LEED Canada-NC 1.0 rating system are still available to MURB projects; the alternative compliance paths described herein are in addition to those compliance paths.

As well, this Application Guide provides some common definitions and terms, and refines others for the low- and high-rise multi-unit residential context.

Order the MURB application guide

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what is LEED and why certify?

LEED for Homes is a rating system that promotes the design and construction of high-performance green homes. A green home uses less energy, water and natural resources; creates less waste; and is healthier and more comfortable for the occupants.

LEED for Homes in Canada case study program

Benefits of a LEED home include lower energy and water bills; reduced greenhouse gas emissions; and less exposure to mold, mildew and other indoor toxins. The net cost of owning a LEED home is comparable to that of owning a conventional home.

Certified Projects

LEED projects

LEED for Homes is suitable for single family homes and multifamily buildings up to 3 stories. Buildings up to 6 stories may be eligible for the US LEED for Homes midrise pilot.

LEED Canada rating systems

- new construction
- MURB
- campus and multiple buildings
- commercial interiors

Learn about registration and Providers in your area

Request to receive updates about the launch of LEED Canada for Homes

- core and shell
- existing buildings
- homes
- neighbourhood developments

The CaGBC would like to acknowledge the following sponsors:

Program Founding Sponsor

register now



LEED® Canada - NC 1.0

GREEN BUILDING RATING SYSTEM

Radiance@MintoGardens
 CaGBC Project # 10113
 20 April 2006

34 Points Achieved

Silver Rating Achieved

Possible Points:

70

Certified 26-32 points

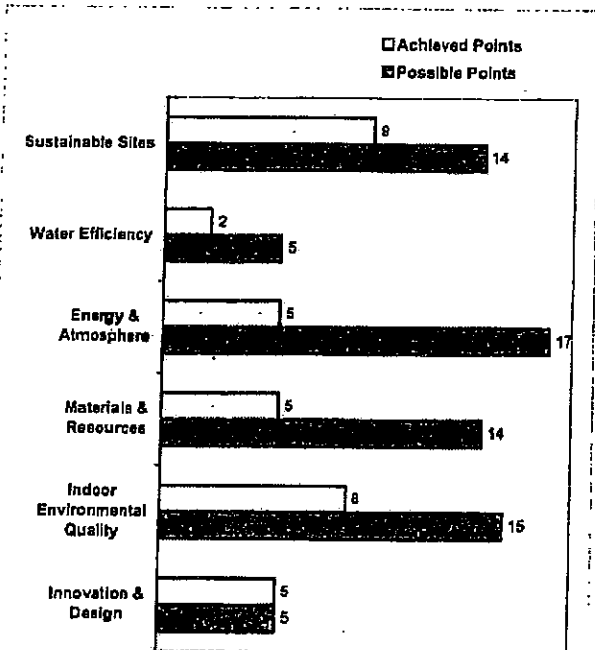
Silver 33-38 points

Gold 39-51 points

Platinum 52-70 points

9 Sustainable Sites		Possible Points	14
<input checked="" type="checkbox"/>	Prereq 1 Erosion & Sedimentation Control	Required	
<input checked="" type="checkbox"/>	Credit 1 Site Selection	1	
<input checked="" type="checkbox"/>	Credit 2 Development Density	1	
<input checked="" type="checkbox"/>	Credit 3 Redevelopment of Contaminated Site	1	
<input checked="" type="checkbox"/>	Credit 4.1 Alternative Transportation, Public Transportation Access	1	
<input checked="" type="checkbox"/>	Credit 4.2 Alternative Transportation, Bicycle Storage & Changing Rooms	1	
<input checked="" type="checkbox"/>	Credit 4.3 Alternative Transportation, Alternative Fuel Vehicles	1	
<input checked="" type="checkbox"/>	Credit 4.4 Alternative Transportation, Parking Capacity	1	
<input checked="" type="checkbox"/>	Credit 5.1 Reduced Site Disturbance, Protect or Restore Open Space	1	
<input checked="" type="checkbox"/>	Credit 5.2 Reduced Site Disturbance, Development Footprint	1	
<input checked="" type="checkbox"/>	Credit 6.1 Stormwater Management, Rate and Quantity	1	
<input checked="" type="checkbox"/>	Credit 6.2 Stormwater Management, Treatment	1	
<input checked="" type="checkbox"/>	Credit 7.1 Heat Island Effect, Non-Roof	1	
<input checked="" type="checkbox"/>	Credit 7.2 Heat Island Effect, Roof	1	
<input checked="" type="checkbox"/>	Credit 8 Light Pollution Reduction	1	

2 Water Efficiency		Possible Points	5
<input checked="" type="checkbox"/>	Credit 1.1 Water Efficient Landscaping, Reduce by 50%	1	
<input checked="" type="checkbox"/>	Credit 1.2 Water Efficient Landscaping, No Potable Use or No Irrigation	1	
<input checked="" type="checkbox"/>	Credit 2 Innovative Wastewater Technologies	1	
<input checked="" type="checkbox"/>	Credit 3.1 Water Use Reduction, 20% Reduction	1	
<input checked="" type="checkbox"/>	Credit 3.2 Water Use Reduction, 30% Reduction	1	



5 Energy & Atmosphere		Possible Points	17
<input checked="" type="checkbox"/>	Prereq 1 Fundamental Building Systems Commissioning	Required	
<input checked="" type="checkbox"/>	Prereq 2 Minimum Energy Performance	Required	
<input checked="" type="checkbox"/>	Prereq 3 CFC Reduction in HVAC&R Equipment	Required	
<input checked="" type="checkbox"/>	Credit 1 Optimize Energy Performance	1 to 10	
<input checked="" type="checkbox"/>	Credit 2.1 Renewable Energy, 5%	1	
<input checked="" type="checkbox"/>	Credit 2.2 Renewable Energy, 10%	1	
<input checked="" type="checkbox"/>	Credit 2.3 Renewable Energy, 20%	1	
<input checked="" type="checkbox"/>	Credit 3 Best Practice Commissioning	1	
<input checked="" type="checkbox"/>	Credit 4 Ozone Protection	1	
<input checked="" type="checkbox"/>	Credit 5 Measurement & Verification	1	
<input checked="" type="checkbox"/>	Credit 6 Green Power	1	

5 Materials & Resources		Possible Points	14
<input checked="" type="checkbox"/>	Prereq 1 Storage & Collection of Recyclables	Required	
<input checked="" type="checkbox"/>	Credit 1.1 Building Reuse: Maintain 75% of Existing Walls, Floors, & Roof	1	
<input checked="" type="checkbox"/>	Credit 1.2 Building Reuse: Maintain 65% of Existing Walls, Floors, & Roof	1	
<input checked="" type="checkbox"/>	Credit 1.3 Building Reuse: Maintain 50% of Interior Non-Structural Elements	1	
<input checked="" type="checkbox"/>	Credit 2.1 Construction Waste Management: Divert 50% from Landfill	1	
<input checked="" type="checkbox"/>	Credit 2.2 Construction Waste Management: Divert 75% from Landfill	1	
<input checked="" type="checkbox"/>	Credit 3.1 Resource Reuse: 5%	1	
<input checked="" type="checkbox"/>	Credit 3.2 Resource Reuse: 10%	1	
<input checked="" type="checkbox"/>	Credit 4.1 Recycled Content: 7.5% (post-consumer + 1/4 post-industrial)	1	
<input checked="" type="checkbox"/>	Credit 4.2 Recycled Content: 15% (post-consumer + 1/2 post-industrial)	1	
<input checked="" type="checkbox"/>	Credit 5.1 Regional Materials: 10% Extracted & Manufactured Regionally	1	
<input checked="" type="checkbox"/>	Credit 5.2 Regional Materials: 20% Extracted & Manufactured Regionally	1	
<input checked="" type="checkbox"/>	Credit 6 Rapidly Renewable Materials	1	
<input checked="" type="checkbox"/>	Credit 7 Certified Wood	1	
<input checked="" type="checkbox"/>	Credit 8 Durable Building	1	

5 Indoor Environmental Quality		Possible Points	15
<input checked="" type="checkbox"/>	Prereq 1 Minimum IAQ Performance	Required	
<input checked="" type="checkbox"/>	Prereq 2 Environmental Tobacco Smoke (ETS) Control	Required	
<input checked="" type="checkbox"/>	Credit 1 Carbon Dioxide (CO ₂) Monitoring	1	
<input checked="" type="checkbox"/>	Credit 2 Ventilation Effectiveness	1	
<input checked="" type="checkbox"/>	Credit 3.1 Construction IAQ Management Plan: During Construction	1	
<input checked="" type="checkbox"/>	Credit 3.2 Construction IAQ Management Plan: Testing Before Occupancy	1	
<input checked="" type="checkbox"/>	Credit 4.1 Low-Emitting Materials: Adhesives & Sealants	1	
<input checked="" type="checkbox"/>	Credit 4.2 Low-Emitting Materials: Paints and Coating	1	
<input checked="" type="checkbox"/>	Credit 4.3 Low-Emitting Materials: Carpet	1	
<input checked="" type="checkbox"/>	Credit 4.4 Low-Emitting Materials: Composite Wood & Laminate Adhesives	1	
<input checked="" type="checkbox"/>	Credit 5 Indoor Chemical & Pollutant Source Control	1	
<input checked="" type="checkbox"/>	Credit 6.1 Controllability of Systems: Perimeter Spaces	1	
<input checked="" type="checkbox"/>	Credit 6.2 Controllability of Systems: Non-Perimeter Spaces	1	
<input checked="" type="checkbox"/>	Credit 7.1 Thermal Comfort: Compliance	1	
<input checked="" type="checkbox"/>	Credit 7.2 Thermal Comfort: Monitoring	1	
<input checked="" type="checkbox"/>	Credit 8.1 Daylight & Views: Daylight 75% of Spaces	1	
<input checked="" type="checkbox"/>	Credit 8.2 Daylight & Views: Views 90% of Spaces	1	

5 Innovation & Design Process		Possible Points	5
<input checked="" type="checkbox"/>	Credit 1.1 Innovation in Design: Market Transformation - Heat Recovery Ventilators for MURBs	1	
<input checked="" type="checkbox"/>	Credit 1.2 Innovation in Design: Exceptional Performance - Regional Materials (40%)	1	
<input checked="" type="checkbox"/>	Credit 1.3 Innovation in Design: Exceptional Performance - Double Chute Waste Recycling	1	
<input checked="" type="checkbox"/>	Credit 1.4 Innovation in Design: Green Education Program	1	
<input checked="" type="checkbox"/>	Credit 2 LEED® Accredited Professional	1	