

Planning and Development Committee

Town of Caledon
6311 Old Church Rd
Caledon, ON

May 14, 2024

Re: 9.1 Staff Report 2024-0182: Caledon Green Development Standards

Dear Planning and Development Committee Members,

The Atmospheric Fund (TAF) is a regional climate agency based in the Greater Toronto and Hamilton Area (GTHA) supporting a net-zero future. TAF is pleased to see Caledon moving forward with its proposed Green Development Standards (GDS). We would like to begin by acknowledging the very thorough and inclusive community and stakeholder engagement process led by staff, and staff's responsiveness to the feedback they received. The proposed update will ensure future buildings in the Town are designed with sustainable best practices in mind, supporting healthier, higher quality, lower carbon homes and businesses with lower energy bills. The program follows priority actions from Caledon's 2021 Resilient Caledon Plan and will support the city in achieving its goal of ensuring all new buildings are net-zero and climate-resilient by 2030.

The [buildings sector was responsible for 43%](#) of emissions in Peel region in 2022. There is simply no pathway to achieving Caledon's climate targets without a strong green development standard to transition new construction towards net-zero ready. As such, it is encouraging to see robust requirements for embodied carbon, energy efficiency, solar ready rooftops, and climate resilience in the proposed GDS. This GDS is a critical step in Caledon's journey to a net-zero future.

In order to achieve harmony with leading green standards across the Greater Toronto and Hamilton Area (GTHA), the stringency of key criteria must be strengthened. There are two areas within the proposed GDS where we recommend increasing ambition. The first is the EV charging infrastructure requirement for multi-unit residential buildings. We recommend committing to 100% EV readiness, rather than the proposed 50%. The automotive landscape is shifting towards EVs, particularly with the federal EV Availability Standard coming into play very soon. Future residents of Caledon will need the ability to charge their EVs at home and would greatly benefit from having EV-ready infrastructure in their parking spaces.

Secondly, we recommend including a requirement for all new low-rise residential buildings to have non-fossil heating systems, rather than allowing alternatives such as hybrid heating systems or modelling to demonstrate a 20% ghg reduction. Doing so will contribute to better air quality and lower energy bills for Caledon residents.

Lastly, in order to ensure new buildings in Caledon are net-zero by 2030, we recommend setting a clear schedule for GDS updates to provide certainty and achieve harmony with other municipalities in the GTHA. This is a common practice in Green Development Standards in other communities.

In conclusion, **TAF is supportive of Caledon’s proposed GDS, and we urge you to approve it with a commitment to scheduling updates in 2027 and 2030. We recommend the next update include requirements for 100% EV-ready new multi-unit buildings, as well as a requirement for non-fossil heating systems in low-rise residential buildings.** We applaud the Town of Caledon staff and council for their hard work and leadership in advancing Green Development Standards and look forward to collaborating with the Town on its implementation in the coming years.

Sincerely,



Bryan Purcell
VP Policy & Programs, The Atmospheric Fund

About The Atmospheric Fund

The Atmospheric Fund (TAF) is a regional climate agency that invests in low-carbon solutions for the Greater Toronto and Hamilton Area (GTHA) and helps scale them up for broad implementation. We are experienced leaders and collaborate with stakeholders in the private, public, and non-profit sectors who have ideas and opportunities for reducing carbon emissions. Supported by endowment funds, we advance the most promising concepts by investing, providing grants, influencing policies, and running programs. We’re particularly interested in ideas that offer benefits in addition to carbon reduction such as improving people’s health, creating local jobs, boosting urban resiliency, and contributing to a fair society.