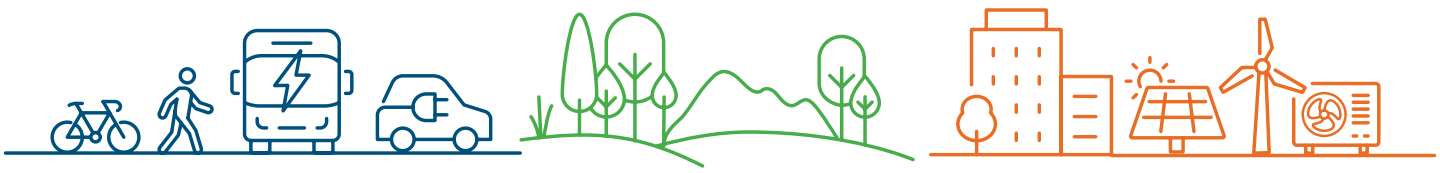
Town of Caledon Green Development Standard

Engagement Summary



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Executive Summary

In January 2020, Caledon Town Council declared a climate change emergency and, through the Resilient Caledon Community Climate Change Action Plan ("the CCAP"), endorsed a greenhouse gas emissions reduction target of 36% below 2016 levels by 2030 and net zero emissions by 2050. In addition, the CCAP outlined actions to prepare for the increasing impacts of a changing climate. With the expected population of Caledon tripling by 2051, a Green Development Standard (GDS) will be a critical policy tool to help the Town meet its climate targets. A GDS is the Town's opportunity to embed climate change and environmental priorities into how we grow, and at a minimum will aim to ensure that future development in Caledon:

- Aligns with the targets set in the Resilient Caledon Plan by 2030 (including residential, commercial, industrial, institutional, and major renovations of existing buildings);
- Is designed to meet complete community principles;
- Meets design principles that enable transit, active transportation, and electric vehicles;
- Uses land efficiently and increase the local tree canopy and greenspace; and
- Is resilient to extreme weather events.

An Engagement Plan ("the Plan") was developed to guide the Town's engagement process using the International Association of Public Participation (IAP2) methodology. The Plan ensured that interested and affected parties (either internal or external) received opportunities to inform and provide feedback on the GDS by providing the framework outlining the engagement objectives and techniques and the roles and responsibilities used throughout the engagement process.

Throughout the engagement process, the project team engaged with representatives from the development and construction industries, conservation authorities, regional partners, and utility providers, as well as with external municipal staff and residents (including youth). Additionally, the Town's Project Management (PM) Team and Sustainability Solutions Group (SSG) completed internal engagement with Town staff from every department, and with Senior Leadership Teams. This report was prepared in March 2024 to summarize the engagement process and key themes on the initial draft GDS from engagement activities that took place from Summer 2022 to Summer 2023. Throughout the Fall 2023, the Town's PM Team hosted additional engagement with development and construction industry representatives, the feedback gathered from these additional engagement sessions was incorporated directly into the final GDS and is not summarized in this report.

Who We Engaged With

- Fourteen representatives from the Town of Caledon attended the four Project Advisory Committee workshops and a series of one on one departmental meetings were hosted to father comments on each version of the GDS draft.
- Sixteen representatives from The Atmospheric Fund, Building Knowledge, Net Zero Architects, Hydro One, Enbridge Gas, Ontario Geothermal Association, Enwave Energy Corporation, Argo Development Corporation, EcoCaledon, Peel Regional Government, and a builder representative participated in two Technical Working Group workshops.
- Twenty-nine representatives from the residential development and construction industry, and fourteen representatives from the institutional, commercial and industrial development and construction industry attended two Industry Specific workshops to help inform the initial draft GDS.

- Twenty-one representatives from conservation authorities, non-profit organizations, Peel Regional Government, agricultural organizations, and landscape architecture organizations attended the Industry Specific workshop.
- Fifty-five community members participated in the community survey.
- Eleven development industry representatives participated in the industry survey.

Key Results

The following cross-cutting interests emerged from the engagement techniques:

Simplify: clear GDS enables everyone to know what is required at different stages and take ownership over doing it. This makes all aspects easier and less costly – from interpretation and implementation, to monitoring, reporting and enforcement.

- Simplify the layers of policies, standards and guidelines that applicants must navigate in order to create new housing. A simple, transparent development process –ideally with standards "all in one place" will help reduce the costs of building new housing.
- Align the GDS with all existing policies, standards and guidelines such as those laid out in Official Community Plans, zoning bylaws, Town Standards, and Conservation Authority document.
- Clarify which metrics are implemented at which planning application stage;
- Simplify and reduce the number of calculations/ tools, e.g., Simpson Diversity Index and Green Factor Tools.
- Simplify the Town's own internal administration relating to development projects.

Context: Allow enough flexibility to account for significant differences in contexts and site conditions, e.g., between urban, rural areas and villages; between residential, commercial and industrial buildings and sites.

Cost: ensure affordability is considered in the development of GDS metrics and throughout the implementation process.

Ambition: create mandatory rather than voluntary standards to ensure uptake

Collaboration: GDS should not be a Town versus developer project; need to foster collaboration on practical solutions that can be deployed to reduce emissions and enhance resiliency.

Nature: space needs to be made for nature and wildlife as communities develop, not just people

Engagement Planning

At the outset of the project, SSG developed an Engagement Plan ("the Plan") to ensure interested and affected parties had opportunities to inform the process and provide feedback to ensure the development of a comprehensive and achievable Green Development Standard (GDS).

The Plan was informed by pre-engagement interviews with representatives from the development community, Conservation Authorities, and climate and environmental organizations. These interviews helped SSG identify stakeholders' baseline knowledge about the project, their preferences for engagement, the stakeholder groups that might otherwise be missed, and other potential issues with and opportunities for engagement.

Engagement Approach

The engagement process sought to involve interested and affected parties to assist in the development of the GDS. These interested and affected parties include, but were not limited to:

- Town Project Advisory Committee (PAC), Senior Leadership Teams, internal divisions, and members of the GDS' Project Management (PM) team;
- Representatives of the residential, and institutional, commercial and industrial (ICI) development and construction industries;
- Representatives from Conservation Authorities, agriculture groups, non-profit organizations, and utility providers;
- Representatives from regional government and other jurisdictions with GDS; and
- Town of Caledon residents and community members.

First Nations (Rights Holders)

Governments have a duty to engage in meaningful Indigenous consultation whenever there is reason to believe that its policies or actions, directly or indirectly, may infringe upon actual or claimed Indigenous interests, rights, or title. The Plan involved the following actions to engage First Nations and Indigenous groups:

1. A member of the Town's staff researched the Nations and Indigenous groups connected to the Town to find out if they had developed a policy and/or guidelines on consultation.
2. The project team (Town staff and SSG consultants) were familiarized with the individual policies/guidelines of each Nation or Indigenous group.
3. The individual guidelines for consultation were followed (where they existed) with each Nation or Indigenous group in order to set up a discussion with the appropriate participants.
4. The Town reached out to Nations or Indigenous groups that did not have consultation policies or guidelines in order to find out who best to invite to a discussion with the Town.

On May 24, 2023, in collaboration with the City of Mississauga, the Town hosted the Land Sustains Us, a virtual session with an Indigenous panel that highlighted their perspectives as people, Elders, architects, and planners in order to encourage resilient and sustainable development. SSG provided support and recommendations to the PM Team but did not attend or participate in the consultation. The forum is available using this link.

In addition, Town staff met twice with representatives from Mississauga's of the Credit First Nation to gather feedback on the GDS draft - once in September and again in March. Representatives from the Mississauga's of the Credit First Nation had no concerns with the GDS impacting their aboriginal or treaty rights and were generally supportive of the goals and content of the GDS.

Engagement Objectives

The Plan identified engagement techniques designed according to the International Association for Public Participation (IAP2) methodology, a global standard in public engagement, to achieve six engagement objectives. Engagement objectives are strategic and describe why we are engaging. They outline the purpose, define successful and meaningful engagement, and are clear about the level of influence participants have. The six objectives were:

- Objective 1: to inform community members about the creation of the GDS and how they can participate in the process.
- Objective 2: To involve interested and affected parties in learning about their preferred ways to be engaged in the GDS project.
- Objective 3: To involve the internal Project Advisory Committee (PAC) in the creation of the GDS through documenting their preferred approaches, concerns, and decision-making criteria for the plan.
- Objective 4: To involve technical and content experts in the creation of the GDS through documenting their preferred approaches, concerns, and decision-making criteria for the plan.
- Objective 5: To consult community members in documenting their local climate change concerns, mitigation and adaptation opportunities, and their preferred approaches for metrics and targets in the GDS.
- Objective 6: to inform-collaborate Town staff and developers of the GDS process, impacts, and training for implementation.

Engagement Activities

SSG and the Town engaged interested and affected parties using the engagement activities (techniques) identified in Table 1.

Table 1. Summary of engagement phases and techniques.

TIMING	ACTIVITY	DESCRIPTION
ENGAGEMENT PHASE 1: PRE-ENGAGEMENT INTERVIEWS + ENGAGEMENT DESIGN		
Summer 2022	The Pre-Engagement Process	SSG conducted eight pre-engagement interviews with representatives from the development and construction industries, conservation authorities, and climate-related organizations.
Summer 2022	Engagement Plan Design	SSG prepared the GDS' Engagement Plan with feedback from the Pre-Engagement Summary Report and the Town's PM Team.

TIMING	ACTIVITY	DESCRIPTION
ENGAGEMENT PHASE 2: ACTIVE ENGAGEMENT		
Ongoing	Internal Engagement	SSG hosted monthly meetings with the project's PM team. The Town's PM team hosted divisional meetings with staff, and presented to Senior Leadership Teams and Town Steering Committees at key milestones throughout the development of the GDS.
Summer 2022 - Fall 2023	PAC Workshops	SSG and the Town conducted four workshops with the Town's PAC and a series of divisional meetings to gather feedback on the GDS themes and metrics.
Fall 2022 - Spring 2023	Technical Working Group: Workshop 1 and Workshop 2	SSG and the Town conducted two workshops with the Technical Working Group. The first workshop (December 2022) gathered feedback on the vision and guiding principles, and general themes. The second workshop (March 2023) gathered feedback on the metric requirements and opportunities for implementation. The Technical Working Group was comprised of 16 representatives from The Atmospheric Fund, Building Knowledge, Net Zero Architects, Hydro One, Enbridge Gas, Ontario Geothermal Association, Enwave Energy Corporation, Argo Development Corporation, EcoCaledon, Peel Regional Government, and a builder representative
Winter 2023 - Fall 2023	Industry Specific Workshops: Development and Construction Industry	SSG and the Town conducted two workshops with representatives from Building Industry and Land Development Association (BILD), and development and construction industry to gather feedback on the GDS themes and metrics, and opportunities for implementation. 29 representatives from the residential sector and 14 representatives from the ICI sector attended these workshops.
Winter 2023	Industry Specific Workshop: Conservation and Agriculture	SSG and the Town hosted one 2-hour workshop with representatives from regional conservation authorities, agricultural groups, youth groups, and local non-profit organizations to gather feedback on GDS themes and metrics related to nature and agriculture. 21 representatives from Credit Valley Conservation, Toronto and Region Conservation Authority, Credit Valley Conservation, Albion Hills Community Farm, Peel Federation of Agriculture, City of Mississauga, EcoCaledon, Green Roofs for Healthy Cities, Ontario Association of Landscape Architects, Green Infrastructure Ontario, and Park People attended the workshop.
Spring 2023	Interviews with Community Representatives and Housing Groups	SSG conducted four interviews with representatives from local community organizations; these interviews replaced a Focus Group.
Spring 2023	The Land Sustains Us Forum	In collaboration with the City of Mississauga, the Town hosted the Land Sustains Us, a virtual session with an Indigenous panel that highlighted their perspectives as people, Elders, architects, and planners in order to encourage resilient and sustainable development.

TIMING	ACTIVITY	DESCRIPTION
Summer 2023	Community and Industry Surveys	SSG conducted community and industry surveys to involve the broader Town community and development industry in shaping the GDS by identifying priorities and preferences for green building features and supports required to implement the GDS. The Town also received formal letters from a number of stakeholders providing feedback and recommendations on the GDS draft.
Fall 2023	Meeting with Mississauga's of the Credit First Nation	The Town's PM team hosted a meeting with the Mississauga's of the Credit First Nation.
Fall 2023	Meetings with Development and Construction Industry Representatives and Consultants	The Town's PM team held one-on-one meetings upon request with members of the development and construction industry and their consultants, to clarify aspects of the draft GDS, answer questions, and gather feedback
Fall 2023	Low Rise Residential Builders Workshop	The Town's PM team hosted a workshop with representatives from the low-rise residential sector to gather feedback on the energy and GHG emissions metrics.
Fall 2023	BILD Forum Meetings	The Town's PM team hosted two meetings with BILD members to engage them on the revised GDS draft and final draft.
Fall 2023	Interviews with External Municipal Staff	SSG conducted a series of informal interviews with external municipal staff responsible for overseeing or reviewing metrics within their jurisdictions.
Winter 2024	Education Sessions	The Town's PM team hosted three education sessions for developers and builders on specific GDS metrics and tools to support implementation.
ENGAGEMENT PHASE 3: FINAL PLAN AND PRESENTATION		
March 2024	Engagement Summary	SSG prepared an Engagement Summary Report summarizing feedback received during the active engagement period.
May 2024	Council Presentation	The Town's PM Team will present the metrics to the Town's Council.
May 2024	Knowledge Transfer Presentations and Training	Following Council's approval of the metrics, SSG will prepare a training video to inform Town staff and developers of the GDS metrics, the application and review process, and the submission templates.

What We Heard

Engagement participants shared their perspectives on climate action and lived experiences with climate change, opportunities and barriers for the metrics, and different supports to assist developers in meeting the performance targets. SSG used a thematic analysis to analyse the qualitative feedback received from the engagement process. This was completed to share common patterns among the feedback, and provides a compressed analysis of key concerns, challenges and opportunities expressed by different stakeholder groups. The thematic analysis captures the key themes gathered from the engagement activities completed between Summer 2022 and 2023. During this period, feedback was gathered in preliminary versions of the GDS and the key themes and considerations were integrated into the final GDS. In addition, the Town's PM Team hosted additional engagement on the final GDS throughout Fall 2023. The feedback gathered from these additional sessions was incorporated directly into the final GDS and have not been included in the thematic analysis.

In addition, the Town has prepared a Summary of Engagement Comments Matrix (Appendix A) of comments received during the active engagement period and two reports detailing the thematic analysis completed for the community and industry surveys responses. The Comment Matrix provides an analysis of each comment and details how the project team integrated the feedback into the final GDS.

Perceptions of Climate Change Action

Community members supported the Town taking climate action
A majority of community survey respondents (93%) indicated they "strongly agree" that it is important for the Town to take action to ensure new development is energy efficient, low-carbon, green, and sustainable.

Diverse feedback was shared on the Green Development Standard
General comments touched on a wide range of topics and suggestions. For example, respondents proposed that Caledon actively promote opportunities and incentives for greening existing buildings, homes and spaces (e.g., reconstruction and retrofits; bylaws enabling clothes lines in multi-unit residential areas; promoting landscaping materials that allow for soils to retain more water).

There was support for maintaining the "Greenest Town" theme. A respondent supported the direction of the GDS, but voiced disappointment with past public engagement: "For years, public feedback has been given and ignored. I am feeling these surveys are asked to simply appease citizens when we do not actually have a say." Another respondent suggested that GDS goals could be achieved through more deliberate planning for where housing, transportation infrastructure, and tracts of greenspace should be located.

Other suggestions included protecting farmland, making bigger lots with smaller houses, and improving recycling, reuse and community exchanges. "Stop unnecessary consumerism and environmental destruction." Residents offered opinions on regions best suited for development given existing amenities in the area, such as transit.

Perceptions of the Community Design and Mobility Theme

Industry representatives ranked the Community Design and Mobility metrics in order from easiest to most difficult to implement.
Nine of the industry survey participants ranked the Community Design and Mobility metrics in order from easiest to most difficult to implement. Light Pollution Reduction, Housing Diversity, and Connection to Parks and Open Space were considered the easiest requirements to implement. Mixed-Use Neighbourhoods and Electric Vehicle Charging were ranked as the most difficult.

Feedback on Metric 1.1 Housing Diversity

Land development and landowner group participants sought clarification on implementation for this standard. There was a sense that the housing survey requirement, "will be time consuming, expensive and challenging, and may not yield accurate results." Instead, it was proposed that a central agency be responsible for developing and maintaining a housing stock database.

Clarification and simplification were requested for the Simpson Diversity Index (note: the Simpson's Diversity Index was removed following consultation). Clarity was also sought on the definition of housing size. It was suggested that building secondary suite-ready houses would also contribute towards housing diversity.

"Market" considerations were featured in several workshops and survey comments. There was concern that, "The examples of housing listed for consideration are unto themselves desirable, but they preclude housing types that are targeted to the broad marketplace." Participants indicated that, "It's not possible to have all elements in all projects," and "Not everyone will want a mixed community."

From resident's perspectives, one respondent suggested "Including affordable and/or purpose built housing as a requirement." Another noted that "Caledon needs supported housing for adults downsizing for retirement, and assisted living housing for people requiring extra daily help.

Feedback on Metric 1.2 Connection to Parks and Open Space

The land development sector shared comments for this metric. First, it was suggested to remove the requirement for sod in all front and back yards, and instead, encourage "other landscape design approaches that can create micro-natural heritage spaces on a unit basis."

Second, there was a suggestion that linkages such as walkways, active transportation networks and accessible parks through current Natural Heritage Site policies are "strong mechanisms to lean on in this regard. Additional connections are unnecessarily land-consumptive."

Feedback on Metric 1.3 Light Pollution Reduction

The land development sector and landowner groups offered comments and sought clarification for this metric. For example, it was noted that light pollution reduction is generally not difficult to achieve with purposeful design and available technology. One engagement participant indicated that pedestrian-scale lighting "will not work" within industrial lands. Another participant sought to clarify whose "responsibility it will be to provide pedestrian-scaled lighting that is continuous and directed onto sidewalks and public spaces, as this is not always in an applicant's control."

Feedback on Metric 1.4 Active Transportation

Suggestions and requests for clarification were received from the environmental, development and landowner sectors. For example, there was some concern that "providing two types of pedestrian amenities may not be feasible or appropriate in all circumstances. There must be flexibility to account for site-specific context and operational needs." It was also suggested that collaboration between the Town and applicant based on what each party will provide in each circumstance would be preferable.

An engagement respondent suggested these amenities need to be more closely examined with regard to industrial sites. For example, "pedestrians should not be encouraged to visit these sites and any trails in close proximity should be fenced from them to avoid potential injuries." It was suggested that "employee amenities" be the focus for such developments.

Shaded routes (not only shaded seating) were suggested, along with re-purposing hand sanitation sites with sunscreen dispensers.

Participants offered suggestions for improving walking and cycling such as reducing vehicular speed limits in heavily populated areas, and building dense communities where a car is not needed. More "walking only" trails were requested to

reduce problems associated with multi-use trails. It was noted that many considerations go into shifting a community away from car dependence: "Walk-ability and cycling amenities can be designed for, but often depend on consumer preferences."

It was proposed that cycling amenities and width requirements be appropriately considered in the Caledon context. One respondent put forward that "Bike ratios do not work with large format retail or industrial sites," and another opined that, "It is challenging to apply these metrics to low-density residential developments."

One respondent indicated that "Requiring showers, change rooms and bicycle parking is appropriate," but was unclear on the extent and circumstances where an applicant would need to plan for and integrate cycling routes and amenities like bike repair stations. There was support for strategic placement of bike repair stations along trails and routes. Charging stations for e-bikes was also suggested.

Finally, a respondent observed that "Many people come to Caledon to enjoy the natural splendour and outdoor pursuits that are close to the town. It is important to preserve this natural beauty and support infrastructure around existing communities and centres. Continuing to add to the amazing trail network will encourage more people to seek out Caledon as a tourist destination and be enjoyable for those living here."

Feedback on Metric 1.5 Public Spaces

Suggestions and requests for clarification on this metric were received from the land development sector, landowner groups, and residents. "Space for community gardens," and "ensuring more green space is allocated around schools for the purposes of cooling and education were two priorities shared by residents. Another respondent commented that "Large parking lots can also be social public spaces that facilitate shorter walking routes to business doors (from street to door/from bus stop to door)," green spaces and amenities.

Participants from the development and landowner sectors raised questions about the skating rink and community garden for clarification. The term "enhanced parkland" created confusion. Some respondents requested that the "parkland metric" be in line with, rather than trying to exceed requirements in, the Planning Act. Questions also arose around defining trails as either public or private.

Some similar concerns were raised with this metric as with "Active Transportation" above, where respondents noted the need for context and site-specific flexibility in determining the number and type of outdoor public amenities.

Feedback on Metric 1.6 Mixed-Use Neighbourhoods

Input on this metric came from landowner groups, residents, the non-profit and development sectors. Residents supported "purposefully designed and built communities of low rise, condos, and/ or apartments with their own recreation facilities, local shops, professional offices, and restaurants" where residents can easily access amenities within a short distance. One respondent observed that, "Caledon must start building dense, mixed-use walkable housing. New developments often sound good and different, but they always end up as single family sprawling subdivisions." The suggestion to "Integrate housing, parks, shopping and transit more fluidly" was put forward.

Some respondents requested clarification on the definitions for "mixed use neighbourhoods," "strategic growth areas" and "large scale development." Overall, there was a sense that context must be carefully considered, that the success of this metric will depend on geography (e.g., urban versus rural areas) and "broader societal and economic forces and preferences." Another respondent observed that, "mixed-use & housing diversity are the hardest elements to implement, as they are strongly influenced by broader societal and economic forces and preferences."

There was a concern that zoning changes required for implementation "could take years," effectively delaying much-needed housing from being built: "Housing mandates must be considered: Nothing should hold back our ability to deliver housing in a crisis."

Feedback on Metric 1.7 Electric Vehicle Charging
Residents and the following sectors offered input for this metric: Land development, landowner groups, and non-profit. Forty community survey respondents expressed interest in enhanced EV charging infrastructure, while 14 indicated no interest. "A parking space in either a driveway, garage or adjacent parking space equipped with a Level 2 charging station" featured as the top answer (19 respondents). This was followed with, "A public Level 2 charging station located in a parking space at a retail shopping centre or restaurant" (12 respondents). The last nine respondents were split between a Level 2 charging station at, "A parking space in a residential parkade or parking lot" (5), or one at their place of work (4).

Respondents requested clarification around the forecast for EV charging demand. They sought confirmation that Hydro One and other relevant infrastructure providers would have the capacity to deliver the anticipated load, and that Level 2s can be supported within the standard 200 Amp service.

Some participants voiced concern that achieving 15% EV ready spaces would be challenging in situations like industrial sites with a large number of parking spaces. It was suggested that "5% or less would be achievable."

It was noted that "range anxiety is a real problem" for people who commute to other cities for work. And while Caledon is currently a "car-dependent community, EV's still represent a fraction of vehicles on the road and the higher upfront purchase costs make them prohibitive for many drivers. EV ready charging capability is much more palatable and allows residents to do the upgrade if and when needed."

Support was also expressed: "We highly support 100% EV ready charging for all new residential buildings to accommodate at a minimum level 2 charging or higher, whether this is in single family homes or low/high rise buildings." Someone inquired, "What is the Town doing to encourage and advertise electric vehicles in the community?" Another respondent suggested limiting free EV charging to 2 hours to ensure greater access for more people.

Regarding the "20% need for new charging equipment": It was observed that, "Charging equipment and needs are evolving quickly. The specific type of charger is not as key as having the supporting infrastructure installed at the point of construction. Costly retrofits and upgrades can be avoided in buildings that might only be a few years old."

Perceptions of the Green Infrastructure Theme

Industry representatives ranked the Green Infrastructure metrics in order from easiest to most difficult to implement
Ten of the industry survey participants indicated the easiest requirements were Plant Species, Soil Volume Requirements, and Bird-Friendly Design. The most difficult requirements were Stormwater Quantity and Quality; and Cool Paving.

General feedback was shared on the Green Infrastructure Theme
Conservation Authorities, the land development sector, and residents shared their input here. Several respondents offered suggestions to clarify wording around the benefits of green infrastructure. Another participant proposed "adding designed infrastructure such as infiltration galleries," while someone else requested "to see more research on the benefits of cool paving in our climate. I am concerned about weather conditions, road salt, costs, perpetual maintenance etc. versus the actual benefit."

With respect to promoting green cover, it was observed that there are often competing land use interests that need to be reconciled. For example, "space is required for overhead hydro wires, underground infrastructure, and sidewalks, roads, and public green strips." The respondent noted economic and equity considerations with relying on landowners to care for public trees and pay for their removal once dead.

A respondent observed that during the summer, heat is the primary barrier to active transportation for themselves and their children: "Many of the streets do not have adequate tree coverage to provide shade due to people cutting them down

for homes and lawns. I get sick from the heat, so in the summer I often drive to places I would otherwise walk. My two younger children complain when we walk places because it is too hot and bright. Protecting trees that are not on wood lots, encouraging more plantings, and providing alternative shade options in public spaces (e.g., gazebos) would encourage walking."

It was suggested that all schools be equipped with air conditioning and have tree groves planted to ensure cooler locations outdoors. To reduce heat, one participant suggested that all buildings prioritise light colours: "Have commercial and industrial buildings paint their roofs white."

Several respondents offered suggestions for improving tree cover, ecosystem health, and quality of life: "The town should ensure that large trees on properties are kept for their essential role in the restoration of the surrounding landscape. Any trees that are planted need to be native to the area." One participant proposed defining areas "where people are not allowed so that our wildlife has some protection." Another posited that, "Turning highway 50 into a pollinator highway would encourage biodiversity, benefit the wildlife and beautify our town." It was noted that maintaining the tree canopy should be a priority to reduce emissions.

It was suggested that parkland credit be given to parks with underground storage tanks to "support adaptation and resilience across the stormwater system." A respondent encouraged Caledon to include recycled crushed aggregate in its standards to "preserve a non-renewable resource, reduce the demand for new pits and quarries, and lower energy use and greenhouse gases associated with longer truck hauling."

Feedback on Metric 2.1 On-site Green Infrastructure

Input was shared from Conservation Authorities, the landowner and land development sectors. Respondents brought forward suggestions for improved wording, opportunities for additional credits (points), and requests for clarification. For example, conservation and compensation guidelines were also recommended to inform various components; using such well established guidelines will ensure "consistent, transparent, and efficient" application of green infrastructure initiatives. Assigning greater weight to the preservation of larger trees was also recommended to reflect the length of time required to replace their function.

Respondents requested clarification on aspects of the Green Factor Tool and Tree Specification. It was proposed that, "Green infrastructure be coordinated with zoning bylaw requirements", along with Caledon taking "a more holistic approach" to tree planting.

Components such as "white roofs, sustainable sourcing, water reuse systems" and "Low Impact Development components of stormwater systems that support carbon capture" were noted by respondents as additional green infrastructure.

Concern was expressed that green cover targets (especially for industrial developments) could result in less intensive development whereby other planning objectives and policies may not be achieved (e.g., additional lands may be required to meet employment needs and isolated green spaces with limited benefit could result).

Feedback on Metric 2.2 Healthy Soils

Landowners and developers offered input for this metric. Several respondents requested clarification on, and the background rationale for, this criterion. Some participants expressed concern that such a requirement could increase costs, delay projects, and negatively affect affordability. It was noted that, "Soil volume requirements can be beneficial when used appropriately in large areas, or at realistic/flexible volumes. But they can be challenging when used for individual plants/ trees." It was suggested that because such requirements can "have significant implications on adjacent infrastructure in the boulevard (e.g., curbs, utilities, water main), a detailed assessment of the related implications should be undertaken before these standards are adopted."

Feedback on Metric 2.3 Plant Species

Input for this metric was received from residents, the land development and landowner sectors, and Conservation Authorities.

Comments covered topics such as types of buffers, climate readiness, opportunities for homeowners to enhance native biodiversity, and the need to align this requirement within the broader policy context where buffers are currently prescribed.

One participant suggested that "adjacent buffers should be considered in achieving this metric as they are key to site development." Others encouraged those plants be resilient to climate change: "Best practices are suggesting that restoration plantings include plant stock from more southerly climate zones (as a form of 'assisted migration' to get ahead of expected future climates)." It was noted that many elements of this metric are current practices "refined and improved to meet area-specific goals." It was also perceived that, "Selecting 50% native plants is easily achievable."

A respondent objected to the GDS including this requirement because, "Buffers are typically determined and provided in accordance with the Official Community Plan, Secondary Plan, or Conservation Authority policies and based on technical studies."

Several residents encouraged Caledon to introduce education and incentives for homeowners to reduce lawns, enhance natural habitat, and encourage plantings with native species while limiting the sale and planting of invasive species. Additionally, it was suggested that "Boulevards can be natural pollinator gardens and wild flower areas instead of green grass that needs maintenance."

Feedback on Metric 2.4 Urban Heat Island

Landowners and developers commented frequently on this metric. Respondents requested clarification on several aspects of this metric and suggested refining the definition to make it more understandable. There was a general sense that meeting this target would be challenging, especially for large commercial and industrial sites, as well as where underground or elevated parking structures are involved. A participant suggested "flexibility" was needed for this standard given how difficult they may be to execute. Another respondent recommended undertaking a detailed study "to demonstrate if the proposed parameters are achievable and feasible before implementation."

Feedback on Metric 2.5 Stormwater Quantity and Quality

Residents and respondents from the following sectors offered many comments on this metric: Conservation Authorities, consultant, land development, landowner, and non-profit. Overall, responses suggest stormwater quantity requirements are challenging. Some participants sought to clarify aspects of the metric, including how it relates to current municipal, regional, and provincial requirements. Others offered suggestions for clarification and improvement.

For example, several participants asked for additional tools to be included, such as infiltration features, living walls, and rainwater harvesting cisterns. It was noted that Caledon must ensure there are engineering standards in place to support techniques outlined in this metric.

Some comments touched on distinguishing between quantity, retention (water balance), and Low Impact Development filtration, and recognizing that these components vary in their difficulty to achieve given site conditions.

A respondent shared this reflection: "Use experience with existing developments to improve safety of storm water ponds and ditches; current ones are poorly maintained and pose a health hazard for nearby schools and residences. This infrastructure is part of new community design, but community resources still do not maintain them." Another participant noted that, "When homes are too dense there's not enough green space for plants to absorb and filter water."

Respondents touched on the potential for incentives to encourage effective implementation of this metric – incentives for both developers and homeowners, during new construction and the years that follow. Finally, one participant proposed a study to understand potential negative impacts to aquatic species and wetlands, "as implementation may result in significant

negative impacts to the region's creeks if only 10% of storm events would contribute water."

Feedback on Metric 2.6 Bird-Friendly Design
Land developers, landowner groups, and Conservation Authorities offered input here. They sought clarification for various aspects of this metric, such as the cost and availability of materials. One person suggested that "Weight should be given towards ensuring bird friendly design near natural heritage features where bird collisions are more likely to occur." Another person noted that "Bird friendly design is not difficult to achieve for industrial buildings as there is less glazing than commercial or retail buildings."

Perceptions of the Building and Energy Theme

Industry representatives ranked the Green Infrastructure metrics in order from easiest to most difficult to implement
Eight of the industry survey participants indicated the easiest requirements were Water Efficient Irrigation and Owner Education would be easiest. Reduced Operational GHG Emissions, Renewable Energy Generation and Embodied Carbon were considered the most difficult requirements to implement.

General feedback was shared on the Building and Energy Theme
Consultants, land developers, non-profit organizations and residents gave input for this metric. Several respondents noted that trade-offs will be required to meet the new standards and requested Caledon to carefully consider competing interests such as affordability and reliability. For example, it was suggested that some new technologies are currently "prohibitively expensive to implement, with costs getting passed down to the home buyers." Some of these same technologies may "not be well proven or vetted for accuracy." There was some concern that regulations that are too prescriptive may quickly become obsolete, and not offer enough flexibility for builders to offer products that buyers want.

Suggestions included aligning the GDS with other recognized energy and building standards, or allowing for equivalence, was also suggested (e.g., with ENERGY STAR ®, LEED, and Home Energy Rating System [HERS]). It was also suggested that greater consideration be given to white roofs and district heating systems, as well as incentives for "individual home purchasers and/or developers to go above and beyond the standards." Working "with zoning departments to allow for shops in residential areas" was also put forward.

Another respondent observed that, "Financial performance of building development is based on cost revenue and time. As these requirements will lead to a significant increase in cost which will not result in any increased revenue, it would be helpful to reduce the time component by tying the site plan review process to the construction process to allow construction to proceed as quickly as possible."

With concern for the long-term disposal of materials such as EVs, solar panels and wind turbines, several respondents offered comments relating to the importance of reducing the consumption of new materials: "find ways to reuse or re-purpose what already exists." For example, this might involve developers using recycled crushed aggregate for new projects, and "educating homeowners on how to reduce their consumption and share resources."

Feedback on Metric 3.1 Operational Energy and GHG Emissions
Input was received from Conservation Authorities and the land development sector. Suggestions included refining the definition of a "low carbon heating system" to include specifications and efficiency requirements, then applying it also to space and water heating. Caledon was asked to "Require space cooling to ease vulnerability to extreme heat under a changing climate." A respondent noted this requirement would "significantly increase" construction costs.

Feedback on Metric 3.2 Building Resiliency
Respondents from the land development, landowner and residential sectors noted various reasons why providing a backup generator would be challenging for each industrial building. One participant put forward, "The requirement should be

encouraged or phased in with additional flexibility." Another respondent asked for clarification on the requirement for multi-unit residential buildings to provide a refuge area. Finally, it was suggested that "All new buildings should be required to have hurricane straps to reduce the risk of losing the roof in extreme weather events."

Feedback on Metric 3.3 Solar Readiness

Requests for clarification and suggestions were received from land developers, landowner groups, and residents. One participant suggested, "There should be mandatory solar cell coverage of all roofs on new buildings." Another expressed, "It would be great if all new homes came built with solar panels already installed. It was suggested that ground source heat pumps be considered along with solar, especially for heating and cooling schools. One commenter supported this metric as "an important step to help realize the project savings that electrification will bring to residents and ratepayers in the future as we transition away from fossil fuel electricity." Another respondent suggested that builders should provide green energy generation options to buyers as part of the building plan at the time of purchase. Other comments sought clarification of this metric.

Feedback on Metric 3.4 Embodied Carbon

The following sectors provided input on this metric: non-profit, landowner, and land development. A respondent proposed that "Forward planning to place these requirements on buildings will help to ensure the housing in Caledon is in line with climate plans and best practices."

Several respondents expressed concern about the viability of this metric, especially for industrial buildings with "limited building elements that can be modified." "We must ensure that the impact of this metric is truly achievable by Ontario producers." A respondent questioned what is achievable for emissions intensity for single family and row-housing, proposing that "further consideration be given to the importance of concrete."

Finally, one respondent was worried that the higher project costs resulting from this metric would negatively impact housing affordability.

Feedback on Metric 3.5 Water Conservation

Comments were received from residents and land developers. Respondents sought to clarify "alternatives to irrigation," and whether the proposed targets represented "modest or major changes" to current practice. A phased approach was suggested to enable industry to modify practices. Another participant indicated that water-efficient irrigation is "achievable." Finally, a green standard for water reuse was recommended to ensure water is used for several purposes; for example, "all new buildings should have a way of reusing water."

Feedback on Metric 3.6 Construction Waste

Conservation Authorities and the land development sector shared input on this metric. A respondent requested that the specific term "deconstruction" appear in the metric description. A commenter reflected that, "The GDS presents a unique opportunity to move away from demolition in favour of deconstruction. Incentivizing deconstruction while penalizing demolition with increasing dumping fees will create a market for viable and profitable deconstruction companies." There was a request to "include sustainable contractors and material sourcing," and an overall sense that this metric is achievable.

Feedback on Metric 3.7 Owner Education

Land developers and residents put forward comments here. There was general support for achieving this metric. Respondents underscored its role in effective implementation, as well as the opportunity to provide real life financial and maintenance data to inform homeowners' decisions. It was suggested that "An educated and caring consumer will create demand for green development standards which will force change in the way developers treat the land and environment." In the interests of consistency, saving time and money, one respondent asked Caledon to "produce a standard template document that can be customized by each project."

Perceptions on the Approach, Implementation and Process

Caledon received comments from all groups of interested and affected parties relating to the overall approach to the GDS, its implementation and process. There were requests for clarification and rationale of various components, as well as suggestions for implementation. In general, participants in the Industry Specific workshops were supportive of the single-tiered approach and provided feedback on how to assist developers during the implementation. For example, some participants requested education sessions, which the Town's PM team initiated in the Fall 2023. The following provides the key themes related to the implementation and process.

Developer and construction industry representatives recommended providing flexibility.

Flexibility was a common theme among all developer, for example one participant shared: "Flexibility in application is integral for the GDS to recognize site-specific context and operational aspects." The final GDS incorporated this feedback by providing site-specific metrics for low-rise residential, multi-unit residential, institutional and commercial, and industrial sites. Each site provides a set of site-specific metrics and developer application checklist. In addition, within the metrics there are several alternative pathways and opportunities for developers to provide rationales if the metric requirements cannot be achieved within their site or building.

Developer and construction industry representatives recommended scheduling a GDS review cycle and providing opportunities to refine the GDS.

Scheduling an update to the regulation for 2-4 years from the date of implementation was recommended. Caledon was also encouraged to build a metrics tracking and recording system right from the start, "to provide empirical evidence to help refine the GDS upon review."

The final GDS incorporated this feedback in the Operational and Administrative Report. The proposed monitoring and evaluation activities include:

1. Annual post-construction audits to track the effectiveness of performance requirements;
2. Annual indicator report to track key performance indicators for each metric; and
3. A GDS review cycle to update the GDS to reflect changing technology and regulatory requirements, and industry performance.

Developer and construction industry representatives recommended simplifying and aligning the GDS with existing Town Standards and Policies.

Respondents expressed the need to avoid duplicating requirements found in existing regulations and policy documents such as Official Community Plans, Town of Caledon Comprehensive-wide Design Guidelines (2017), Conservation Authorities, and the Ontario Building Code. Caledon was asked to clarify the relationship of the GDS with regard to the above policy documents. Removing GDS metrics where policies already exist was put forward to "simplify implementation."

The final GDS was simplified into three theme with 20 metrics. To avoid duplication with existing Town standards and policies, the metrics were revised to reference applicable standards and policies without duplicating the requirements. For example, metrics related to Active Transportation, Pedestrian and Cycling Amenities, Trails and Networks were streamlined into one metric (1.4 Active Transportation) in which applicants are required to meet the Town's Active Transportation Master Plan requirements and achieve a minimum score on the Peel Health Development Assessment for Streetscape Characters, Street Connectivity, and Efficient Parking.

Integrating Feedback

Feedback from the engagement techniques helped the Town understand the community's priorities and needs, and enabled the Town staff and SSG to update the GDS to reflect these considerations. During the final phase of the GDS project, the project team revised the GDS based on the following factors:

1. Research on best practices, and jurisdictional reviews;
2. Input from the Town's PM team, divisional meetings, and Senior Leadership Teams;
3. Alignment with the Town's existing standards, policies and plans, and alignment with regional, provincial and federal regulations;
4. Interested and affected parties input received from the active engagement period between Summer 2022 and Summer 2023; and
5. Industry-leading expertise and knowledge, gathered through the active engagement period and the Town's further engagement with industry experts throughout the Fall 2023 to Spring 2024.

The final GDS, presented to Caledon's Town Council in May 2024, incorporates the feedback gathered throughout all the engagement activities and when implemented will ensure that future development in Caledon:

- Aligns with the targets set in the Resilient Caledon Plan by 2030 (including residential, commercial, industrial, institutional, and major renovations of existing buildings);
- Is designed to meet complete community principles;
- Meets design principles that enable transit, active transportation, and electric vehicles;
- Uses land efficiently and increase the local tree canopy and greenspace; and
- Is resilient to extreme weather events.

Appendix A: GDS Comment Matrix

This document consolidates the comments received from residents and stakeholders as part of the formal feedback period and subsequent consultation meetings. It notes the Town's response to each of those comments and whether feedback was fully or partially incorporated in the revised version.

Theme 1: Community Design and Mobility

Stakeholder(s)	Comment/Recommendation	Town Response
Housing Diversity		
Land Development	Should only be in Official Plan and Secondary Plan policies	The metric aligns with the Town's OP policies, but helps with implementation on the ground, and flexibility has been improved to accommodate different site contexts
Land Development	Issues with the complexity and usage of the Simpson Diversity Index	Revised metric to simplify requirement and no longer refer to Simpson Diversity Index; also limited applicability only to residential subdivisions
Land Development	Include option of Additional Residential Units for housing diversity metrics	Included in revised metric
Resident	Include affordable and/or purpose-built rental housing, as well as housing for seniors	These are included as options in the GDS. They are also covered more comprehensively in broader policy documents including the Official Plan and Secondary Plans
Community Organization	Include a distinct 'affordable housing' metric, similar to Whitby, to require minimum levels of affordable units for low and moderate income households	This was initially considered but was deemed outside the scope of the GDS and difficult to enforce. Policies related to affordable housing are included in the Town's Official Plan.
Connection to Parks and Open Space		
Land Development	Recommendation to remove this metric due to redundancy	Metric retained on advice from Parks and Natural Heritage staff, who will review as part of their normal review process
Light Pollution Reduction		
Construction	Recommendation to reference the Building Code and Electrical Safety Code in relation to the health and safety from lighting	The GDS metric requires outdoor lighting to use dark sky compliant (or equivalent) fixtures and lighting levels, in alignment with the Town's existing standards, not matters related to electrical specifications.
Land Development	Issues with lighting requirements in industrial lands; desire for flexibility	Metric clarified. Industrial development must adhere to the Town's Outdoor Lighting Standard Manual.
Land Development	Require clarity on lighting in public space, not always under the control of the applicant	Revised metric to refer to Town's existing Outdoor Lighting Standard Manual for applicable developments and clarified that low-rise residential homes are encouraged to follow the dark sky principles of the International DarkSky Association
Pedestrian Amenities		

Stakeholder(s)	Comment/Recommendation	Town Response
Conservation Authority	Desire for shaded pedestrian routes	Merged pedestrian amenities, walkability and cycling amenities into one broader metric on 'Active Transportation' with increased flexibility and reference to the Town's new Active Transportation Master Plan to avoid duplication and clarify requirements. This metric can also be demonstrated through the Peel Healthy Development Assessment to reduce duplications.
Land Development	Recommendation for clarity on "minimized separation on slopes" and "walkways"	
Land Development	Request for rationale for widened boulevards	
Land Development	Issues with pedestrian amenities in industrial lands	
Land Development	Need for flexibility in amenities provided	
Public Spaces		
Land Development	Clarification for water servicing	Revised metric to focus on providing public spaces in developments where private yard space is limited. Metric provides a recommended rate of public space per dwelling unit with flexibility on size, type and location of public spaces.
Land Development	Concerns for exceeding parkland dedication required by the Planning Act	
Land Development	Request for flexibility and site-specific conditions	
Land Development	Focus of amenity spaces for industrial sites should be for employees, not general public	Clarified requirement for industrial applicants that amenity area is only for employees
Resident	Include more community gardens in development	Included as a public space option and receives bonus points under the "On-Site Green Infrastructure" metric
Walkability		
Land Development	Required sidewalk width and sidewalks on both sides is excessive and land consumptive	Merged pedestrian amenities, walkability and cycling amenities into one broader metric on 'Active Transportation' with increased flexibility and reference to the Town's new Active Transportation Master Plan to avoid duplication and clarify requirements. This metric can also be demonstrated through the Peel Healthy Development Assessment to reduce duplications.
Conservation Authority	Need trees to be included on both sides of street	
Land Development	Need for flexibility, not every amenity works in every type of neighbouhood	
Land Development	Clarification and concerns on block size and requirement for mid-block crossings	
Land Development	Concerns with the requirement of mid-block crossings	
Resident	Build more pedestrian trails and increase shade along pedestrian network	
Cycling Amenities		
Land Development	Need a flexible approach, not one size fits all	Merged pedestrian amenities, walkability and cycling amenities into one broader metric on 'Active Transportation' with increased flexibility and reference to the Town's new Active Transportation Master Plan to avoid duplication and clarify requirements. This metric can also be demonstrated through the Peel Healthy Development Assessment to reduce duplications.
Land Development	Bike parking rates need to be differentiated among different uses	
Land Development	Should not have a blanket requirement for bike repair stations, amenities need to be strategically placed where they will actually be effective	
Land Development	Bike parking rates should be in zoning by-law	Will be included in updated zoning by-law but until then they will remain in the GDS

Stakeholder(s)	Comment/Recommendation	Town Response
Resident	Require more e-bike charging stations	Added under 'Electric Vehicle Charging' metric
Mixed Use Neighbourhoods		
Land Development	Issues with the feasibility, desire for flexibility	Metric includes flexibility in the types of amenities that can be included. This metric is important to ensure that residents have convenient access to a range of amenities and services within walking distance.
Land Development	Clarification on "large-scale development"	Clarified as development more than 50 hectares
Land Development	Recommendation to consider potential and future uses of the surrounding areas	Added future uses to metric requirement
Resident	Need better integration of housing, parks, shopping and transit and overall more support for transit in Caledon	Intent of the metric is to integrate these features within a complete community design. Transit provision is outside the scope of the GDS, however connections to current and future transit networks is considered.
Electric Vehicle Charging		
Construction	Clarification on "rough-ins" definition for EV charging and relevant specifications	Definitions for EV charging infrastructure included in the GDS Guidebook
Construction; Land Development	Confirm that utilities like Hydro One were consulted and confirmation that the grid is equipped to handle the metrics	Hydro One has been consulted on the GDS. As long as plans are communicated early in the process, Hydro One can plan for capacity accordingly.
Land Development	Need more flexibility, specifically for industrial sites	Revised metric require 20% of parking spaces to be EV ready, and clarified this is for non-fleet parking spaces.
Land Development	EV charging metric should be encouraged, not required	Revised metric to require only EV-Ready charging infrastructure (or rough-ins); removed any requirements for charging stations to be installed.
Resident	Need time limits on public EV charging infrastructure	Outside the scope of the GDS; the Town did recently implement a fee structure for public EV charging stations including time limits
Resident	Encourage more carpool and carshare activities	Added provision of carpool and carshare amenities as an option under this metric.
Other		
Community Organization	Consider adding a metric on Transportation Demand Management allowing for a variety of multi-modal strategies to reduce single occupancy vehicle use	Metric added on 'Active Transportation' which combines 3 previous metrics to allow for more flexibility. To be implemented through the Peel Healthy Development Assessment which considers a number of strategies to reduce vehicle use.
Community Organization	Include a metric on Local Food Production to require community or rooftop gardens, farmers markets, etc. in new communities	Included in two metrics, "Public Spaces" and "On-site Green Infrastructure", which encourage food production spaces as a way to meet the metric target. May be incorporated as a more specific requirement in future versions of the GDS

Theme 2: Green Infrastructure

Stakeholder(s)	Comment/Recommendation	Implementation
On-Site Green Infrastructure		
Conservation Authority	Suggest increasing weighting for preserved trees	Preserved trees are weighted highest currently. Tool will be piloted through the GDS rollout and weighting will be evaluated and adjusted in consultation with stakeholders
Conservation Authority	Recommendation to refer to CVC/TRCA's offset ratios	Any offsetting is managed by environmental planning staff, not through the GDS
Conservation Authority	Recommend including more green infrastructure systems, such as white roofs, low carbon emissions, sustainable sourcing, water re-use systems, and LIDs that support carbon capture	At this point these are outside the scope of the Green Factor Tool and may overcomplicate it, but this could be explored in future iterations.
Land Development	Concerned about the space requirements to achieve green cover metric	Green cover targets do not correspond to overall site area, and there is flexibility to achieve target on the roof to maximize land area.
Land Development	Need clarification on the Green Factor Tool, seems overly complicated	Delivered training session on the tool in January, it is relatively simple to implement from existing landscape plans and arborists report to assist in calculating overall green cover.
Land Development	This metric should be consistent with zoning	As zoning is updated, efforts are being made to keep this consistent.
Resident	Protect more farmland and create space for urban farming/community gardens	Community gardens encouraged through 'Public Spaces' and 'Onsite Green Infrastructure.
Resident	Prioritize planning for wildlife and wildlife habitat, not just people	Wildlife is prioritized under the On-Site Green Infrastructure, Plant Species and Bird-Friendly Design metrics.
Resident	Prioritize protection of existing trees and plant more new trees	These are prioritized in the green factor tool.
Resident	Encourage/incentivize homeowners to plant native species as opposed to lawns	GDS sets minimum amount of native species to be planted.
Healthy Soils		
Land Development/ Construction	Need more flexibility in providing soil volume, 30 or 45 m3 very challenging to meet	Simplified metric to require 30m3 or 20m3 per tree where 2 or more trees share the same soil volume. Important to have adequate soil volume to allow trees to reach maturity.
Land Development	Clarification on tree size and inclusion of root ball	Root ball can be included in calculation.
Land Development	Recommend to use site topsoil for sod and tree planting. Specifically, this should only be taken from the top 1.5 metres	Clarified requirements to be in line with the Town's Planting Medium Terms of Reference.
Plant Species		
Conservation Authority	Recommendation for compensation plantings do not count toward metric	Confirmed
Conservation Authority	Recommendation to include climate change resilient plant species	Metric requires plant species suited to local climate zones

Stakeholder(s)	Comment/Recommendation	Implementation
Conservation Authority	Recommendation to remove “colder climate zones” language	Removed
Land Development	Desire for adjacent buffers to contribute to metric	Buffer areas must be 100% native plant species, while the 50% target refers to the rest of the site separate from buffer areas. This is to ensure a net increase in native plant species in new development areas
Land Development	Request for metric to be consistent with other town policies	Consistent with OP policies encouraging planting of native plant species and Town landscaping standards
Resident	Limit/ban the sale of invasive species and require native species to be planted in new development	GDS prohibits planting of invasive species and requires native planting in new development, but outside scope to ban sale of invasive species in garden centres.
Urban Heat Island		
Land Development	Request for permeable pavers to be used in SWM flow rates	Yes there are circumstances where permeable pavers can be used in stormwater calculations; will be confirmed by relevant Town staff through application review
Land Development	Concerned about targets for industrial and commercial areas being unachievable	Revised metric to exempt freight parking, loading bays and fire lanes from this metric
Land Development	Issue with the requirement of underground or elevated parking	Removed reference to parking structures in this metric; efficient parking measures are covered under the Peel Healthy Development Assessment tool
Land Development; Conservation Authority	Issues with the canopy cover requirement impacting parking and utility availability	No specific canopy cover requirement, but shade trees are one option under a list of cooling strategies
Resident	Should require cool roof materials, especially for large commercial and industrial buildings	Cool roof materials added into the GDS
Stormwater Quantity and Quality		
Conservation Authority; Land Development	Recommendation to expand acceptable infiltration features and to reference the MECP SWM Manual	GDS currently references the TRCA/CVC STEP Wiki with guidance on LID features. MECP SWM Manual will be added into GDS Guidebook
Consultant	Issues with definitions of stormwater quantity and retention. Recommendation to update definitions to match industry standards	Noted and metric wording has been clarified to align with current requirements under the Town’s provincially mandated CLI-ECA program
Consultant	Recommendation to use depths instead of percentile rainfall events	Revised metric to refer to depths instead of percentile
Consultant	Recommendation to make quantity mandatory and retention strongly recommended	Clarified to align with current requirements under the Town’s provincially mandated CLI-ECA program
Land Development	Issues with 90th percentile/28mm requirement	Clarified to align with current requirements under the Town’s provincially mandated CLI-ECA program

Stakeholder(s)	Comment/Recommendation	Implementation
Land Development	Recommend the Town considers subsurface stormwater management ponds under areas such as parks	The Town is looking into this, outside the scope of the GDS
Non-profit Organization	LID features may not be desired/maintained by homeowners or building owners	LID generally encouraged on public lands
Resident	Recommendation to require metric for landscaping that impacts drainage	Included as an option under the 'On Site Green Infrastructure' metric
Natural Heritage Connectivity		
Land Development; Land Owner Group	Desire for flexibility	Removed this metric as it was duplicative of the Town's Natural Heritage policies. Additional site scale green features are required through the 'On-Site Green Infrastructure' metric. Landform preservation was revised to encourage minimizing grading and compaction under the 'Healthy Soils' metric.
Land Development	Issues with "landform preservation" for industrial sites	
Bird-Friendly Design		
Conservation Authority	Recommendation to encourage metric in natural areas	Metric will apply Town-wide with specific criteria for buildings adjacent to natural areas in accordance with the CSA Standard on Bird-Friendly Building Design
Construction	Clarification on types of buildings this metric is required for and specifications	Clarified metric to align with CSA A460:19 Bird Friendly Building Design standard which provides additional detail and background and can be accessed for free online
Land Development	Clarification on cost and availability of materials	Materials are generally available, costs vary depending on building type and strategies used. Town will host education session on this metric

Theme 3: Buildings and Energy

Stakeholder(s)	Comment/Recommendation	Implementation
Reducing operational GHG emissions		
Conservation Authority	Recommend clarifying "low carbon heating system"	Clarified with a list to be included in the GDS Guidebook
Land Development/ Construction	Clarification on how the 20% GHG reduction can be achieved	Clarified to provide option to demonstrate GHG target through energy modelling or by installing low carbon equipment such as electric domestic hot water heater, air source heat pumps, etc.
Land Development/ Construction	Municipalities cannot require builders to construct above the standards of the Ontario Building Code	The GDS does not regulate the manner of construction or building materials, which is governed by the OBC. It sets high level energy and emissions targets and asks builders to demonstrate how they can be achieved through an energy

Stakeholder(s)	Comment/Recommendation	Implementation
		modelling report (or alternate pathway of the builder's choice)
Construction; Land Development	Concerns about construction cost increase	Concerns have been noted and efforts made to ensure initial GDS requirements are reasonable
Consultant; Non-profit Organization	Need flexibility for energy modelling requirement and GDS needs to be program agnostic	Metric clarified and flexibility added to provide options for performance path (energy modelling); labelling program of builders choice; or a prescriptive path
Resident	Consider ground source heat pumps and district heating for energy efficiency and emissions reduction	These are optional technologies for builders to consider to meet the performance targets
Resident	Provide incentives for homeowners and developers to go beyond the standard	Financial incentives not available at this time, however other incentives may be considered. The Town is also developing a retrofit program for existing homeowners
Resident	Will there be certification or recognition for builders?	The Town will look to develop a recognition program after the GDS rolls out to recognize builders and developers that meet and go beyond the standard
Resident	Ensure support for ongoing maintenance of features after development	Included in the 'Building Owner Education' metric, to ensure owners understand green features on their site and how to maintain them.
Building Resiliency		
Construction	Request for completion of resiliency checklist before implementation	Resiliency checklists complete
Construction; Land Development	Clarification on what a "refuge area" entails	Resources and reference documents provided to give more background and examples. At minimum an area of a residential building that residents can go to with power, heat and clean water in the event of emergency.
Land Development	Consider eliminating the requirement for backup generators in industrial buildings	Removed requirement for industrial buildings
Land Development	Recommendation to only require rough-ins for backup generators	Back up generators included only as a resiliency option not a requirement
Land Development	Desire for flexibility in meeting this metric	Metric revised to increase flexibility for builders to improve resiliency in whatever way works for their site
Solar Ready		
Construction Land Development;	Clarification on "solar ready" and "solar opt-ins"	Revised requirement to focus only on solar ready and encourage installation where feasible
Land Development	Desire for flexibility in implementing solar generation	Added flexibility to install solar based on building owner preferences, hydro capacity, and availability of viable financing structures
Resident	Require mandatory solar coverage on new homes	Mandatory that new rooftops are solar ready for future installation of solar PV

Stakeholder(s)	Comment/Recommendation	Implementation
Resident	Require cool roof materials on new buildings	Added into revised draft
Renewable Energy Generation		
Conservation Authority; Land Development	Clarification on the entire metric	Removed metric due to concerns about feasibility
Non-profit Organization; Resident	Support for metric	
Resident	Builders should offer green energy options to homeowners at time of purchase	
Embodied Carbon		
Construction; Land Development	Concerns about construction cost increases to meet any caps on embodied carbon	Revised metric to eliminate any embodied carbon caps for low rise residential construction, and limited to a 10% reduction in concrete emissions for other buildings. Removed requirement for a life cycle assessment, instead focusing on simple reporting mechanisms to establish a baseline for embodied carbon
Land Development	Desire for flexibility	
Non-profit Organization	Concerns about the achievability of emissions limit	
Non-profit Organization	Support the importance of this metric	
Water Conservation		
Construction	Concern that features such as WaterSense fixtures or rainwater harvesting may not be used by the homeowner and could be removed	Include education in homeowner manual about the benefits of water conservation features and how to use them.
Resident	Support the need for water conservation efforts	Noted
Construction Waste		
Conservation Authority	Recommendation to encourage deconstruction over demolition	This could be included as a strategy to reduce overall waste generation
Conservation Authority	Recommendation to include sustainable contractors and material sourcing	Will be encouraged as part of current GDS
Construction; Land Development	Concerns and clarification with the monitoring of this metric	Metric to focus on waste management plan as part of development application, and encourage builders to work with a third party for verification
Land Development	Recommend the use of Recycled crushed aggregate	Can be included as a strategy to reduce embodied carbon of materials
Owner Education		
Land Development	Recommendation for a standard template	Template is in development and will be available to support applications once GDS is in effect
Land Development; Resident	Support for metric	

Comments on Implementation & Structure

Stakeholder(s)	Comment/Recommendation	Town Response
Implementation		
Conservation Authority; Resident	Consider reconstructions and retrofits	The GDS does not specifically apply to retrofits, however re-use/reconstruction is encouraged through the Construction Waste metric
Land Development	Not clear which metrics apply at which planning stages and how they will be implemented/reviewed	Clarified that GDS does not apply to secondary plans, Official Plan Amendments or Zoning By-Law Amendments; developed three different checklists to streamline requirements for different development types
Land Development	Desire for flexibility in completing every metric	Flexibility built into how each metric is achieved. Consideration will be given to context-specific issues through the review process
Land Development	Consider the GDS to be a working document for achieving sustainability	GDS will roll out in a pilot phase to continue gather feedback from industry and assessing the implementation process; adjustments may be made as necessary following this period.
Land Development; Resident	Desire for more engagement	Held additional engagement following the public input stage, including 2 BILD forums and a workshop with low rise residential builders.
Land Development	Recommend simplifying metrics and ensure they are easy to implement	Metrics have been simplified and some eliminated to avoid duplication and add flexibility
Land Development; Construction	Concerns that the GDS will slow development application timelines	Implementation process has been further developed with the intention to ensure processing GDS submissions will not hold up the overall application process. The pilot phase is also intended to monitor the process and make adjustments as needed.
Land Development	Recommend that GDS only be encouraged for commercial expansions that require site plan approval	GDS checklist and supporting documentation will be required, however flexibility may be given on the achievement of targets if rationale is provided
Non-profit Organization	Recommend updating GDS every couple of years	GDS will be formally updated every 3 years, including a review process and consultation with stakeholders and residents
Structure		
Construction; Land Development	Should be more consideration for affordability in the GDS	GDS has been revised to ensure metrics are reasonable and do not significantly impact the upfront cost of a home. The GDS also takes a long-term

Stakeholder(s)	Comment/Recommendation	Town Response
		view of affordability in terms of the costs of ongoing energy bills and public infrastructure.
Conservation Authority; Land Development	Recommend consistency with other Town and Region policies	GDS draft was reviewed with additional consideration for alignment with other policies and to avoid duplication
Land Development; Conservation Authority	Recommend clarity and adjusting metrics depending on the development application type	Feedback has been incorporated into updated GDS process, and the development of 3 separate checklists to streamline requirements for different application types
Land Development	Recommend costing by unit type to better understand the financial implications	A high level cost/benefit analysis was conducted on long term implementation of the GDS. The Town would appreciate any costing information builders can share to conduct a more detailed costing study if
Community Organization	Recommend including an 'Innovation' theme requiring applicants to demonstrate higher performance or innovative approaches	Not a required metric, but will be included in applicant checklists as an optional component for applicants to indicate areas where they may be exceeding the targets set in the current GDS
Community Organization	Recommend adopting Tiered approach with clear timelines for increasing performance requirements	The Town will review the GDS every 3 years to advance performance in consultation with stakeholders and residents. Particular consideration will be given to increasing energy and GHG emissions targets to support the Town's overall climate change targets.