



Town of
East Gwillimbury

PLANNING REPORT P2006-24

To: Committee of the Whole Council (Planning)
Date: April 18, 2006
Subject: Staged Implementation of Strategic Energy Initiatives
Origin: Planning Department

1.0 RECOMMENDATIONS:

- 1.1 That Planning Department Report P2006-24 dated April 18, 2006, regarding the Staged Implementation of Strategic Energy Initiatives, be received;
- 1.2 That the Town of East Gwillimbury adopt a comprehensive policy requiring that all new residential development requiring either Site Plan or Subdivision approval under Sections 41 or 50 of the Planning Act, shall satisfy the requirement for Energy Star accreditation, and that such minimum standards be included in all ongoing and proposed initiatives (Official Plan, Design Criteria Manual, etc.);
- 1.3 That staff review and report back to Committee of the Whole Council with respect to the requirement for LEED (Leadership in Energy & Environmental Design) certification for all new Industrial/Commercial/Institutional development or construction, including all new municipal buildings or facilities, satisfy the requirement of LEED "Silver Certification requiring Site Plan Approval under the Planning Act.

2.0 BACKGROUND AND PURPOSE:

On March 30, 2006, the Committee of the Whole Council passed a resolution requiring that the Planning and Building Departments review and report on a policy requiring that all new residential development satisfy the Energy Star Program.

3.0 DISCUSSION:

Town staff have met with representatives of the Energy Star Program who have provided background information relating to the Program and its requirements. In short, the Energy Star Program requires a certain level of upgraded construction designed at improving energy efficiency and reducing monthly costs associated with residential development. Some of these requirements include:

- Increased insulation standards
- Energy efficient windows and doors
- Air-tight duct work and furnace standards efficiency

- Ener-Guide appliances
- Independent certification

Currently, a number of builders in the Province of Ontario use the Energy Star Program, although staff are not aware of any builders who provide Energy Star construction as a standard. In most cases where Energy Star is offered by a builder, the improvements are offered as premium or upgrades.

3.1 Cost Implications

The requirement for Energy Star accreditation generally adds \$4,000 to \$7,000 to the full cost of a dwelling unit, depending on various different factors including location of development. The benefits of the Energy Star Program include longer-term savings in terms of energy costs and utilities for future residents, while also supporting conservation in general.

3.2 Ontario Building Code

Currently, the Ontario Building Code provides for minimum standards of construction which govern and mandate the Building Permit process. Energy Star construction standards are in excess of the Building Code requirements and, as such, may not be imposed across the board to all new construction. In the event that such home construction is governed by a Site Plan or Subdivision Agreement, additional requirements such as Energy Star are recommended to be included as a standard condition and obligation. This process may require enhanced staff training which would be covered under Bill 124 provisions for cost recovery.

3.3 Non-Residential Construction

As it relates to non-residential construction, the Leadership in Energy & Environmental Design (LEED) Program provides a process for Industrial/Commercial/Institutional construction. It is noted that the Region of York has adopted the LEED "Silver" accreditation as a minimum standard for all new Regional buildings. It is recommended that the Town adopt a similar policy approach for Municipal facilities. Further, it is recommended that staff review and report further on LEED for all new Industrial/Commercial/Institutional development in the Town.

4.0 FINANCIAL IMPLICATIONS:

As noted in 3.2 above, any additional staff training can be addressed through the ongoing Review of Fees By-laws in accordance with Bill 124.

5.0 ALIGNMENT WITH STRATEGIC PLAN

Council endorsed a Strategic Plan for the Town of East Gwillimbury in November 2005. This Strategic Plan represents Council's vision for the future direction of the Corporation and establishes the framework for all projects and plans to be undertaken by the Town. A comprehensive policy requiring Energy Star standards for all new home construction helps to advance many of the key objectives of the Strategic Plan including the building of high-quality communities and providing for energy efficiency and protection of the environment.

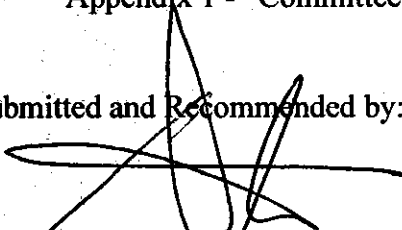
6.0 CONCLUSIONS

The Town of East Gwillimbury has an opportunity to take a leadership role in advancing good building processes through environmental design and energy efficient construction. The requirement for Energy Star for new residential development is proposed as an initial step in this direction.

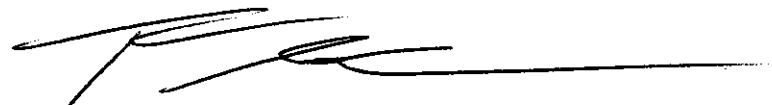
7.0 ATTACHMENTS

Appendix 1 - Committee of the Whole Resolution CWC 2006-65TPR

Submitted and Recommended by:

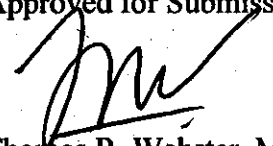


Dan Stone, MCIP, RPP,
Director of Planning



Tim Gibson, M.A.A.T.O.
Director of Building & By-laws/
Chief Building Official

Approved for Submission:



Thomas R. Webster, M.B.A., B.COMM.,
Chief Administrative Officer

Encl.
(April 10, 2006)



Town of
East Gwillimbury

COPY

CWC 2006- 65TPR

COMMITTEE OF THE WHOLE

MOVED BY "Councillor Johnston"

DATE: March 20, 2006

BE IT RESOLVED THAT a policy setting out the corporate standards stating that the Urban Design Guidelines process related to Harvest Hills and Energy Star Program be mandatory for all new houses built in the Town of East Gwillimbury.

CARRIED
DEFEATED
TIED (LOST)

"James R. Young, Mayor"
Chairperson