

Town of Halton Hills  
1 Halton Hills Drive,  
Halton Hills, ON,  
L7G 5G2

June 11, 2021.

Dear Halton Hills Town Council,

The Atmospheric Fund (TAF) supports the update to the Green Development Standard in Halton Hills. We are excited that Halton Hills is building upon its Green Development Standard with new initiatives that will benefit residents for years to come. We would like to focus on the following three positive outcomes, or “Goods” from Green Development Standards.

### **Good for Development**

- TAF worked with the City of Toronto and development industry to develop the Toronto Green Standard (TGS), adopted in 2010, updated in 2014 and 2018, that has been highly successful. This has led to additional Green Standards in the Town of Whitby, and similar requirements in jurisdictions across the GTHA.
- The TGS has not negatively impacted the development industry, and a significant proportion of projects (roughly 15% for multi-residential developments) voluntarily target Tier 2 or above. For example, Concert Properties has committed to TGS Tier 2 or better across southern Ontario.
- Consumer groups adopted a pro-green standard stance as the efficiency standards lowered home-owners’ monthly bills and increased the value of the properties when it came time to sell.

### **Good for Growth**

- Updating the Halton Hills Green Development Standard will signal to residents that the Town is pursuing sustainable and resilient growth practices. The population of Halton Hills is expected to increase by 45% by 2030; without strong green development standards, this growth will put increasing pressure on infrastructure and undermine quality of life.
- Higher building standards will keep Halton Hills aligned with nearby jurisdictions, such as Whitby and Toronto, as well as jurisdictions in Peel and York regions that are implementing Green Development Standards.

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- The Green Standard will reduce future capital and operating costs for Halton Hills and the Halton Region by, for example, integrating better stormwater management and water efficiency in new neighbourhoods. Halton Region expects to spend over \$830 million on growth-related water and wastewater infrastructure over the next ten years, and the Green Standard will directly help reduce and manage these expenditures<sup>1</sup>.

## Good for the Environment

- Without this and subsequent updates to the Halton Hills Green Standard, Halton Hills will not reach the climate targets set in its Climate Emergency Declaration. Buildings are the second largest – and fastest growing – source of emissions in Halton Hills<sup>2</sup>. Reaching net-zero emissions by 2030 requires rapidly transitioning to net-zero new construction.
- Adoption of the Halton Hills Green Standard will have an important effect locally helping to address climate change, reducing greenhouse gas emissions, and improving indoor health.

## Recommendations

- TAF recommends adopting the Halton Hills Green Development Standard Version 3, as proposed by staff.
- TAF recommends moving quickly to initiate development of version 4 of the Green Standard, with a view to ensuring all new development is built to near-zero emissions before 2030.

TAF is eager to support Halton Hills in updating the Town's Green Development Standard as you undertake this exciting project. These updates to Halton Hill's Green Development Standard will make the town a healthier place to live with lower monthly bills and better building practices. If you have any questions, we're happy to help.

Sincerely,

Bryan Purcell, VP of Policy and Programs  
The Atmospheric Fund

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<sup>1</sup> [Halton Region Budget and Business Plan 2021](#)

<sup>2</sup> [Town of Halton Hills Reference Scenarios](#)

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## 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. Please note that the views expressed in this submission do not necessarily represent those of the City of Toronto or other GTHA stakeholders. 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.