

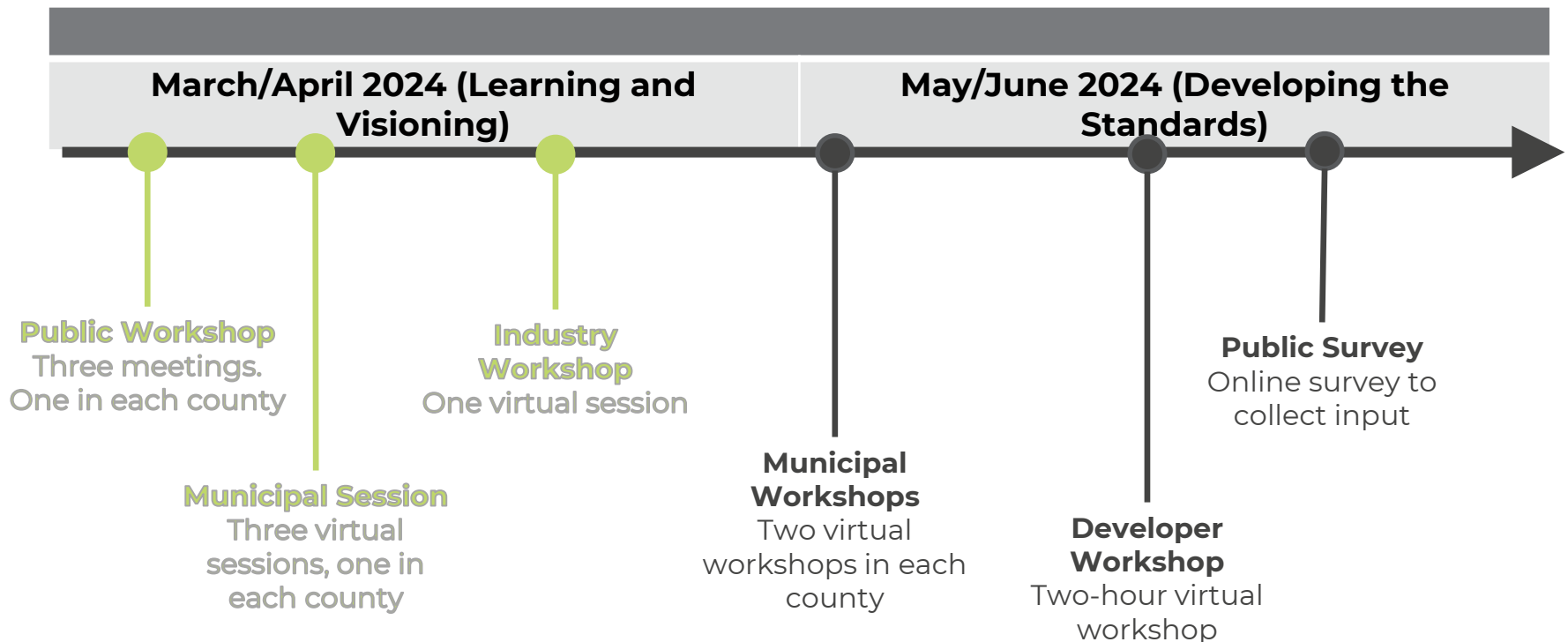
Future Ready Development Program

Committee of the Whole

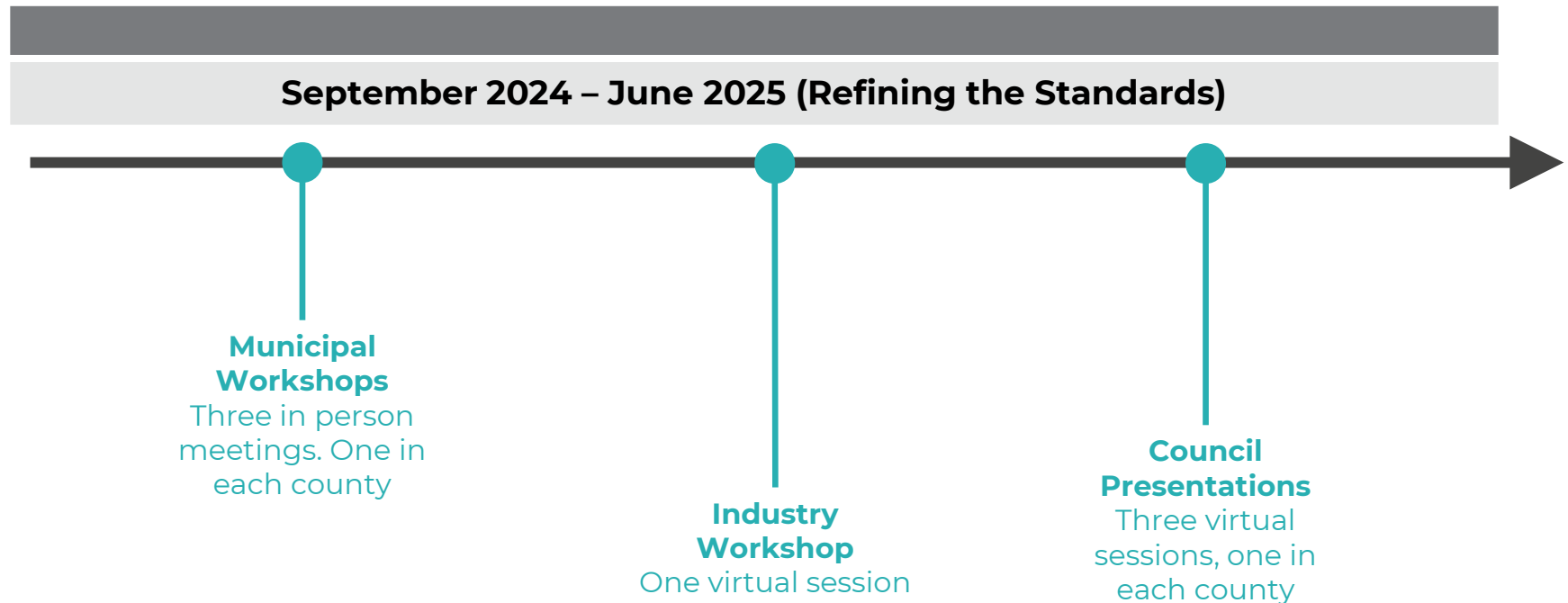
March 27, 2025

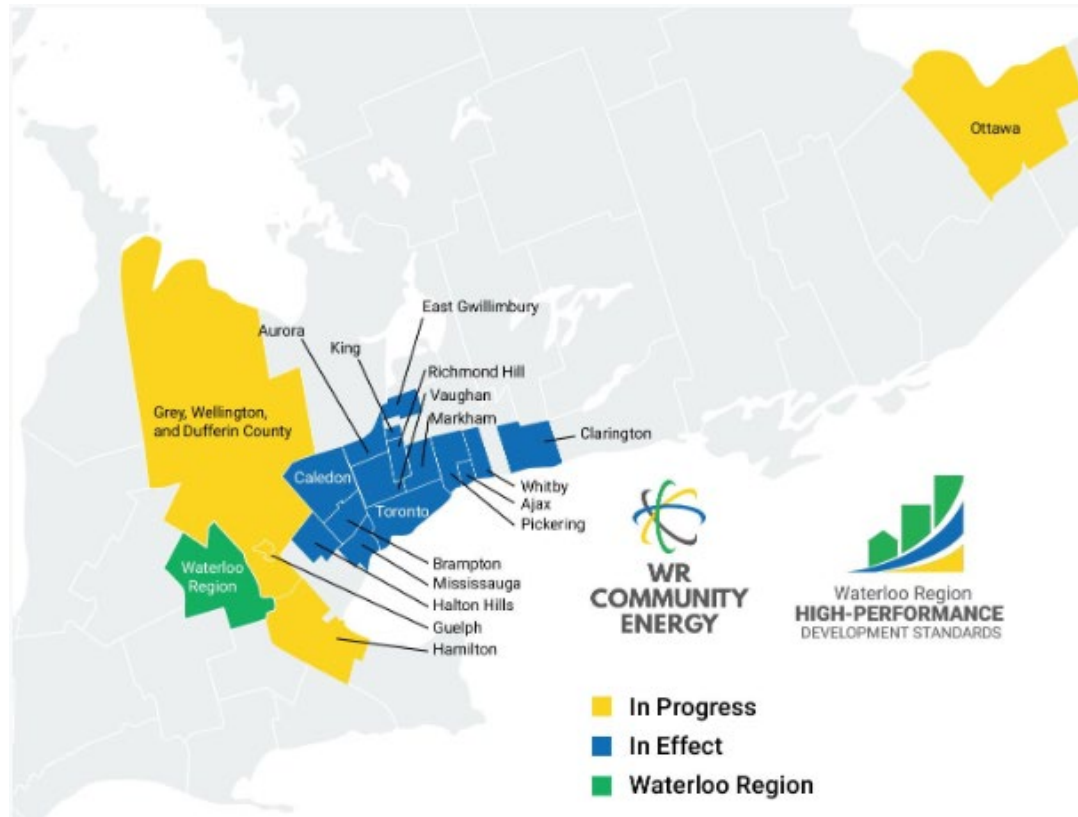
- Preparing Grey for coming changes to Building Code
- Positions Grey to benefit from shift to low-carbon, resilient, higher-quality construction.
 - Leverage existing clean energy expertise and grow regional capacity
- Our climate is already changing, *Going Green in Grey* identifies significant opportunity to incorporate energy efficiencies and resiliency when we build new
 - Cheaper and less disruptive to build low-carbon resilient rather than retrofit
- Homes with higher energy performance are cheaper to operate and have a lower lifetime cost of ownership.
- The initial cost increment is estimated to be 3-5% of the total project cost to build to higher performance standards for most residential projects.
- 60% of Ontarians in 2023 said energy efficiency was “important” or “very important” in their next home purchase. Of those 65% were motivated by reducing monthly utility bills.

Project Overview



Project Overview





FutureReady Grey Metrics will be Integrated

- Integrated into existing documents (e.g. official plans) and processes (e.g. the existing review processes for site plan and draft plan of subdivision.)
- Initially apply to residential developments of 10+ units
- In response to Developer and Municipal Planner feedback recommending to move to a point-based approach to allow greater flexibility for projects.
- Each project can identify the metrics that make the most sense for their objectives and context across 4 categories:
 - Natural Environment
 - Community & Transportation
 - Built Environment
 - Regional/local Priorities

Possible Points-Based System

Bronze

Basic requirements for projects
e.g. 40% of available points required.

Silver

Stretch targets for some requirements.
e.g. 60% of available points need to be achieved

Gold

Stretch targets to demonstrate leadership which are available for some requirements.
e.g. 80% of available points need to be achieved.

Optional

- Developers can submit Metric Checklist for recognition if they choose.

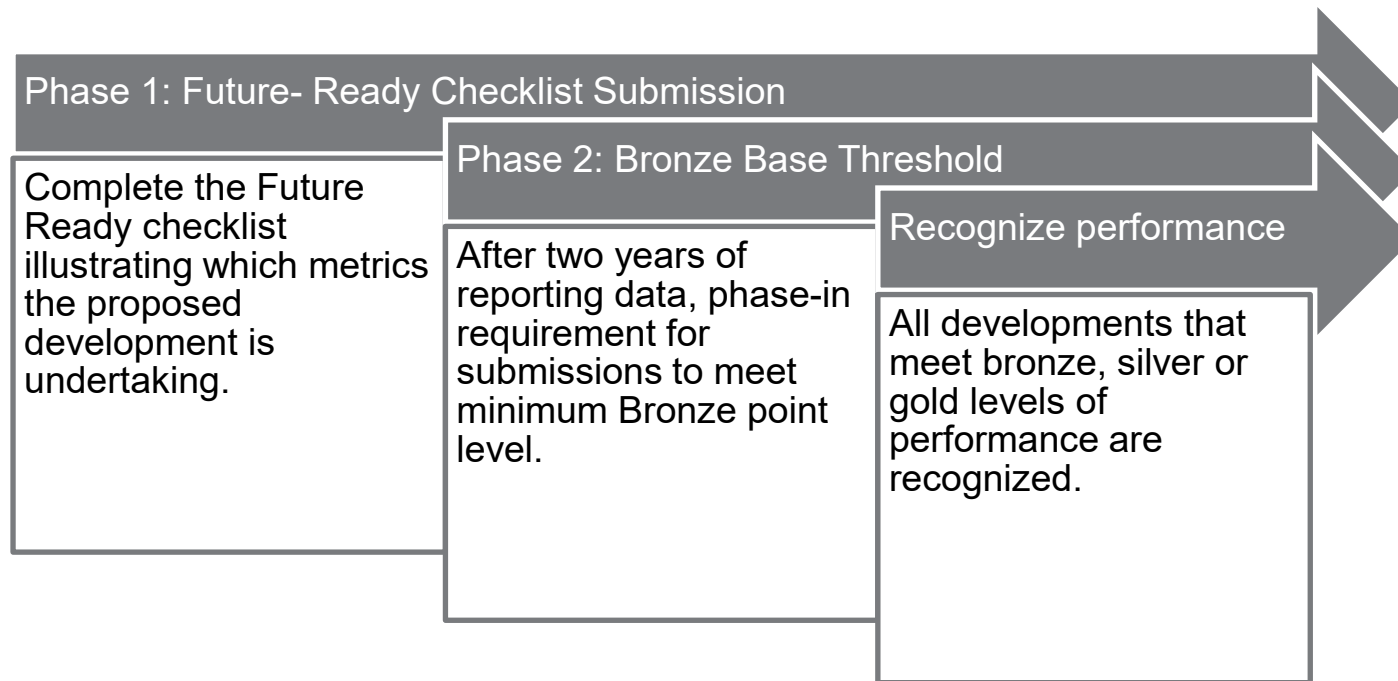
Voluntary

- Developers submit completed Metric Checklist with all applications and are recognize for meeting any of the performance levels.

Performance Thresholds

- Developers submit completed Metric Checklist with all applications and must meet minimum Bronze Level performance and are recognize for the performance level (Bronze, Silver or Gold) they meet.

Potential Implementation Pathway - Voluntary



Categories and Development Features

| Natural Environment | Community & Transportation | Built Environment | Regional Priority |
|---|--|--|--|
| <ul style="list-style-type: none">• Native / Adapted Species• Tree Canopy• Stormwater Quantity• Park Access• Resilience• Bird Friendliness | <ul style="list-style-type: none">• EV Readiness• Walkable / Complete Streets• Transit Readiness• Accessibility• Affordability• Mixed Housing Types | <ul style="list-style-type: none">• Embodied Carbon• Water Efficiency• Solar Readiness• Energy & Electrification• Construction / Demolition Waste Management• Heat Island Reduction | <ul style="list-style-type: none">• Space for Counties and/or municipalities to identify other priorities to allocate points |

Draft Metric Example

| Energy Efficiency & Electrification1 | | Total Points | | 4 |
|--------------------------------------|---|--------------|--|---|
| Applicable Applications | Site Plan | | | |
| | Draft Plan of Subdivision | | | |
| Requirements | | | | |
| All Building Types | 1 Point: Prepare an energy strategy report which outlines pathways for this project to achieve: A 50%, 75%, and 90% reduction in GHG emissions aligned with Tier C of the National Energy Code for Buildings 2025. | | | |
| | 2 Points: Install a hybrid heating system with an electric heat pump sized for the cooling load or larger OR Achieve a 50% reduction in GHG emissions aligned with Tier C of the National Energy Code for Buildings 2025. | | | |
| | 3 Points: Install a hybrid heating system with an electric heat pump sized for the cooling load or larger, and electric or heat pump hot water heating OR Achieve a 75% reduction in GHG emissions aligned with Tier D of the National Energy Code for Buildings 2025. | | | |
| | 4 Points: No fossil fuels are used in the buildings on-site. | | | |
| | | | | |
| Submission Requirements | | | | |
| Draft Plan of Subdivision | An energy strategy report, a description of building systems showing compliance with the equipment requirements, or an energy modelling report showing compliance with the GHG emissions limits. | | | |
| Site Plan | An energy strategy report, a description of building systems showing compliance with the equipment requirements, or an energy modelling report showing compliance with the GHG emissions limits. | | | |

- Incorporate suggestions and comment we receive from Council
- Continue work to finalize the draft metrics
- Continue to explore implementation approaches with Member Municipalities
- Hire Implementation Coordinator fully funded by NRCAN to support implementation phase.
- Continue to work with local developer and construction industry to understand the barriers and opportunities for Future Ready Development Program

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