

This presentation premiered at WaterSmart Innovations

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Green Permit Clarington

Glen Pleasance
Region of Durham



Durham Region



Durham Region & Clarington

- Just east of Toronto, Durham covers 1,000 mi²
- Clarington is the eastern most of 8 municipalities that make up Durham Region
- most of population is concentrated along the northern shore of Lake Ontario
- 80% homes metered, rest on rural private wells
- Clarington's population will double in 20 years
- At a cost of \$210 million dollars to expand the infrastructure during those twenty years.

Durham & Clarington

- Durham is responsible for major roads, water and sewer infrastructure and water billing
- Clarington is responsible for all other municipal services including the 80% of the development approvals
- As part of a suite of sustainability actions, Clarington wanted to provide tangible incentive to Green developments

Green Permit Clarington

- Survey of builders determined expedited approvals was valued over increased allotments or lower development charges
- Decided on a expedited approvals pilot
- Hiring dedicated staff to shepherd qualified applications through every step of approvals at local and regional levels
- Project to run through March 2014

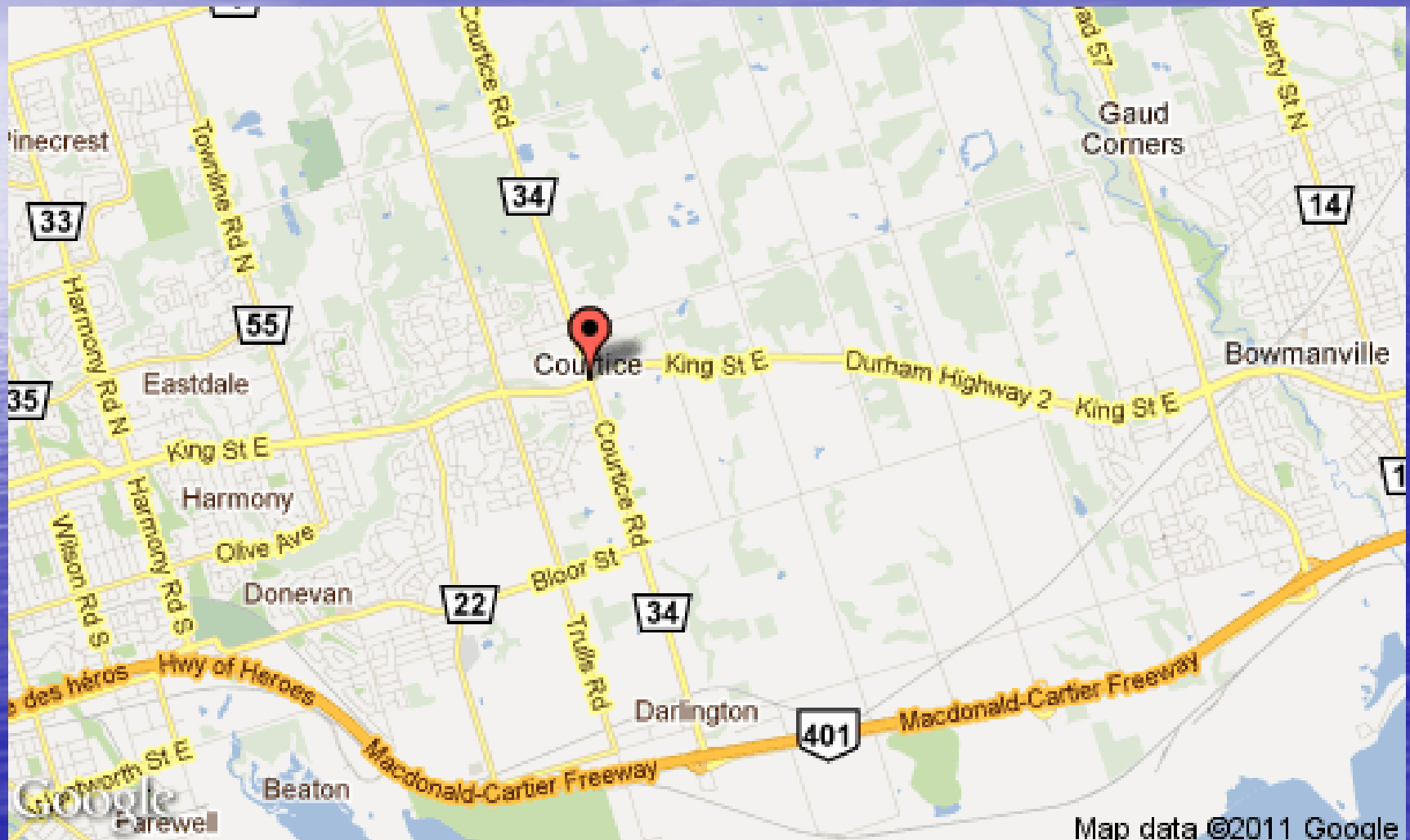
Green Permit Clarington

- Provincial mandates for intensification under the *Places to Grow Act*
- Town of Courtice is built out, cannot build anymore single-family dwellings
- On frontline of Clarington's intensification
- Intensification = townhomes, condos apartments...
- Pilot will focus on Courtice applications

Curtis, Courtice, ...



Courtice Ontario



Green Permit Clarington - Reality



BIGHOUSE REAR ELEVATION



BIGHOUSE LEFT ELEVATION



BIGHOUSE FRONT ELEVATION



BIGHOUSE RIGHT ELEVATION

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Green Permit Clarington - Fiction

- Intensification brings out the Nimbys
- Petition against an *apartment* at my door
- Added another challenge to project
- Opposition to intensification is widespread
- Public consultation will be essential to project success and developments that follow
- Broadens the project goals

Green Permit Clarington - Funding

- Clarington is hiring the project staff and providing related supports
- Durham – supplying monitoring equipment for measuring water use reductions
- Provincial funding of \$217,000 from Ministry of Environment focussed on defining BMPs in water efficiency and stormwater mitigation
- Negotiating federal funding (\$175,000)

Project Components

- Quantify changes in water use, energy use, storm-water retention improvements, GHG savings, increased community climate change resiliency
- Indoor BMPs; WaterSense™ toilets, faucets, showerheads and ENERGY STAR® *Most Efficient* clothes washers
- Hot water delivery & heat recovery techn.
- Outdoor BMPs; native plants, permeable hardscape, swales, rain water cisterns

Project Components

- Clarington is hiring Policy Planner to report to Director of Planning by December
- Supported by CAO and Mayor
- This support will be necessary in order to ensure cooperation within Clarington & Region's approvals processes
- All this will enable expediting Green application(s)

Project Components

- First task will be to draft the Green BMPs
- Review draft with Clarington & Durham staff and developer(s)
- Negotiate the number of a given BMP (eg. how many cisterns)
- Negotiate how to finance BMPs, shared between; Clarington, Durham, Ontario and Federal funder

Quantifying Green BMPs

- Design methods of field measurement; type of metering and applications
- Durham has 80 cold and 40 hot water radio frequency meters for project
- Measuring increases in stormwater retention will be difficult
- Will be surveying participating householders to get feedback on BMPs performance/satisfaction
- To calc Return on Investment for all BMPs

Radio Frequency Water Meters



INDOOR Water Use Targets

- Homes built to Ontario Building Code use 50 Gcd (190 Lcd)
- Tribute study (2007) 40 Gcd (150 Lcd)
- Green Permit Clarington target is 32 Gcd (120 Lcd)
- Set a conservative target of 20% below Tribute Study
- Some of cistern water will be used to flush toilets

Public Consultation

- Opposition to intensification is a very different challenge from the rest of the project
- Will take good market research to cut through blind opposition
- Need to link it to job creation as selected developments will be mixed use (residential, retail and commercial)

Public Consultation

- Need to show how intensification supports the Main Street initiative (establishing a Courtice downtown) and how it helps under-utilized industrial lands
- Have to prove to residents that multi-res does not de-value their property
- Show the need for multi-res, i.e. where are your kids going live if they choose to stay in Courtice?

Next 6 Months

- Clarington to hire 'Green Permit' planner
- Secure Federal funding
- Draft Green BMPs
- Meet with potential developers
- Workshop Green BMPs with developer(s)
- Public Consultation market research

Thank You



- Questions?

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