



# TRIECA

## York Region: Innovative and Sustainable Development Approvals Process – Pilot Project

*March 27, 2013*





# The Sustainable Approach to Water Use

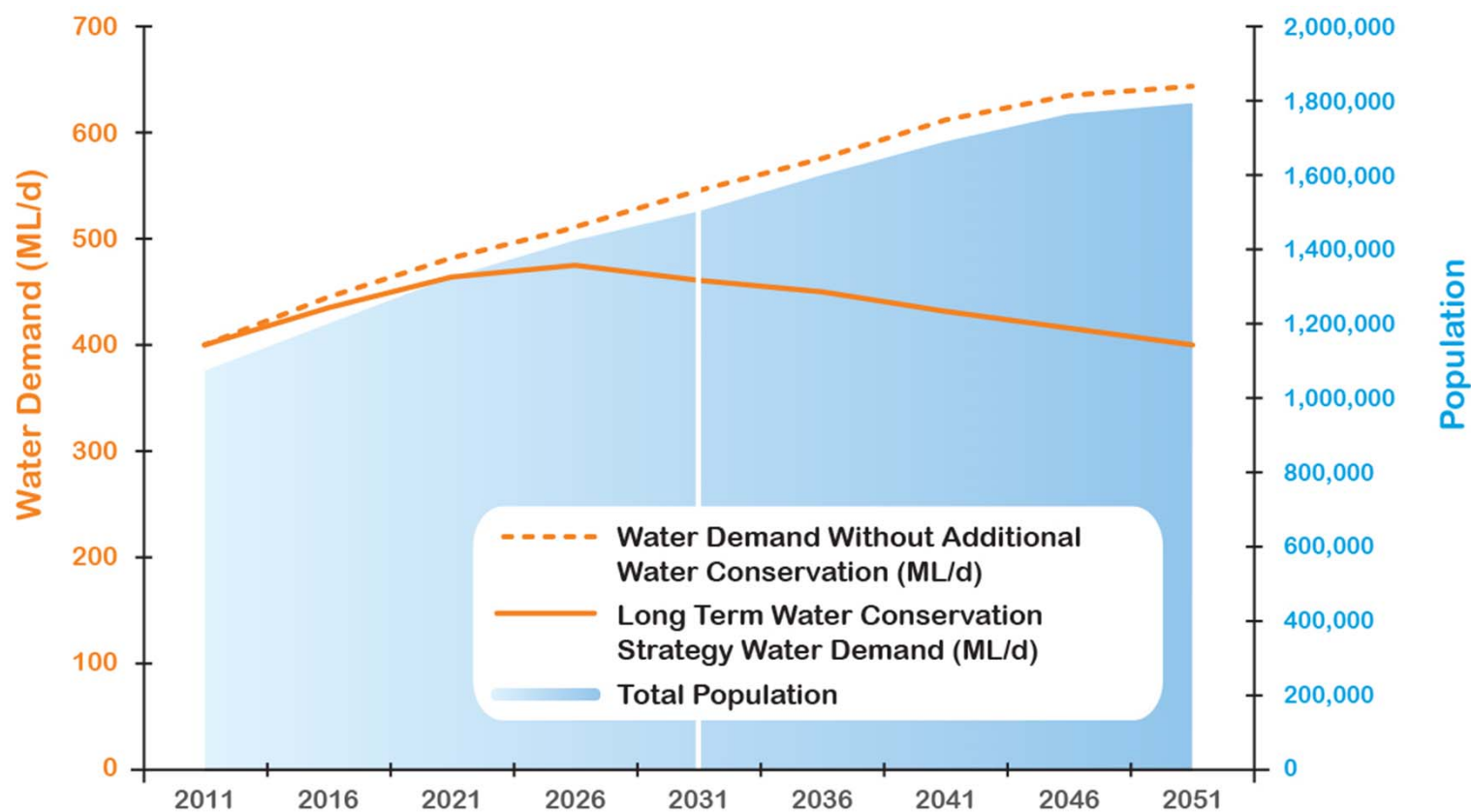
## Strategy Goals

1. A new way to think about how we use water
2. Reduce water use through innovation, conservation, policy and behavioural change
3. Plan from 40 years in the future back to the present
4. Sustainable Funding Model





# Long Term Water Conservation Strategy



No New Water by 2051





# Leading Jurisdictions in Water Conservation

Supply < Demand

- Invest in large scale water conserving technology
- Strict regulations governing water use in residential and ICI sector
- Requirements for new development to have advance water saving technology, appliances and fixtures
- Full political and public support
- State/provincial legislation and regulations requiring jurisdictions and water utilities to meet water saving targets







# The Challenge

**How to meet the 150 lpcd?**

## **A New Approach:**

- 1. Integrated water resource management**
- 2. Segment and target the end-user market**
- 3. Market-based programming**





# Incenting Green Building

- **Reduced development charges**
- **‘Bonusing’ – increased allocation**
- **Expedited approval**





## Project Description

- A new development grade related residential pilot study of an expedited approval process for low impact development/green construction.
- Developing green development targets and supporting measures guidance
- Monitoring and evaluating green technology performance





  
**York Region**





# Project Partners

Partially Funded by MOE Showcasing Water Innovation



Lake Simcoe  
Region  
Conservation  
Authority

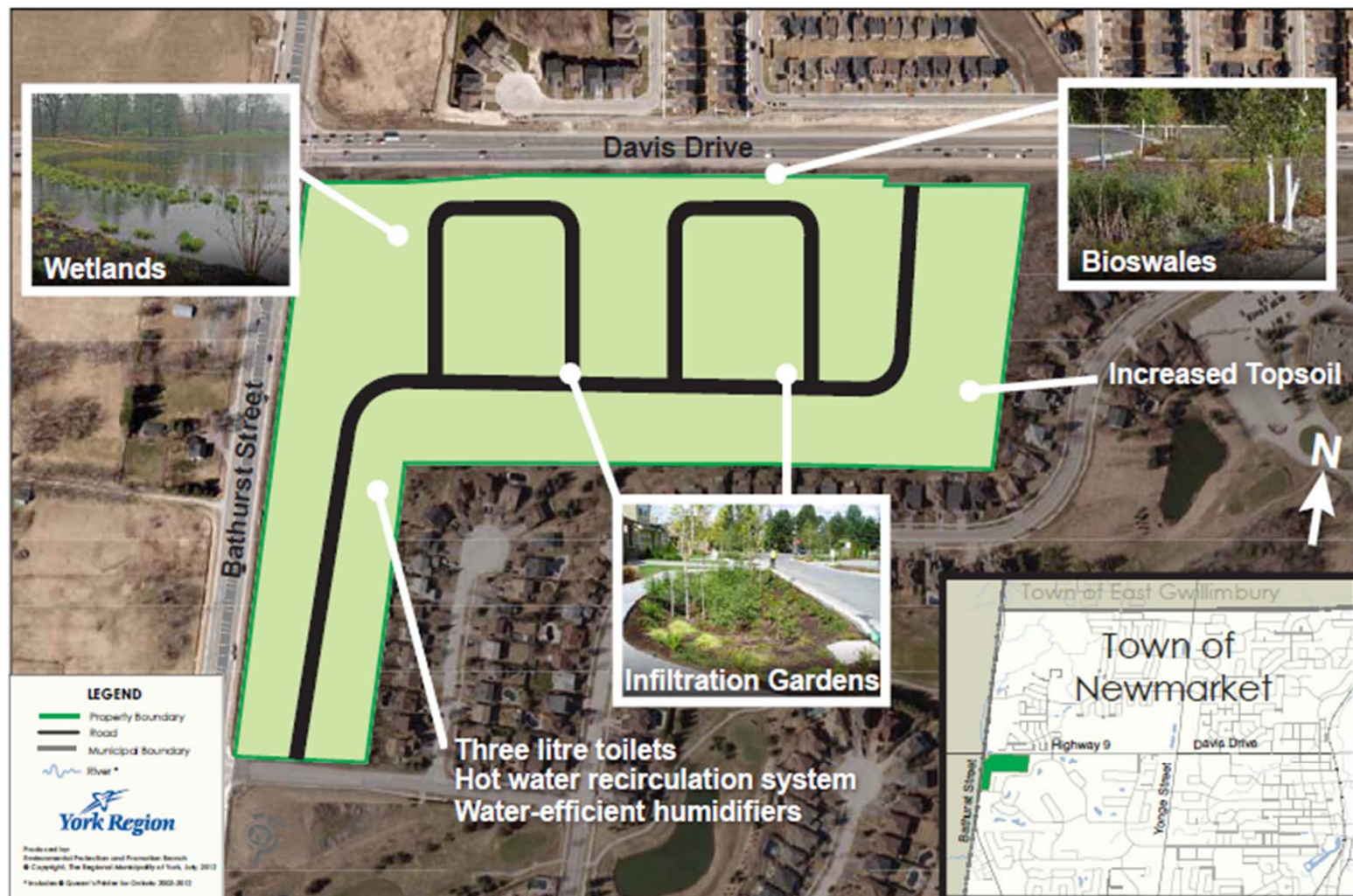


Toronto and Region  
**Conservation**  
*for The Living City®*





## Innovative and Sustainable Design Approvals Pilot Project Key Map





## REQUIRMENTS & TARGETS

CATEGORY	CURRENT REQUIRED	EXPEDITED APPROVAL MINIMUM TARGET
<b>Stormwater:</b>		
Quality – Phosphorous	Level 1 / Pre=Post Phosphorus, whichever is lower	Further 10% Reduction
Quality – Total Suspended Solids	80% removal of TSS	Further 10% Reduction
Quantity – Runoff	2 to 200 year post to pre control	Same
Quantity – Erosion	5mm Rainfall Runoff Criteria	25mm Rainfall Runoff Criteria
Quantity - Infiltration	Water Balance – maintain existing infiltration	Same
Water Conservation	Ontario Building Code	Minimum 25% reduction over Ontario Building Code Standard
Energy Conservation	Ontario Building Code	Minimum 25% reduction over Ontario Building Code Standard







# SEED AND SOD FEASIBILITY STUDY

THIS PROJECT WAS MADE POSSIBLE BY:



## WHY IS THIS TRIAL BEING DONE?

- Lawn watering can contribute to seasonal water shortages
- Current lawn watering practices contribute to high average household water usage
- To test sustainable alternatives to sod

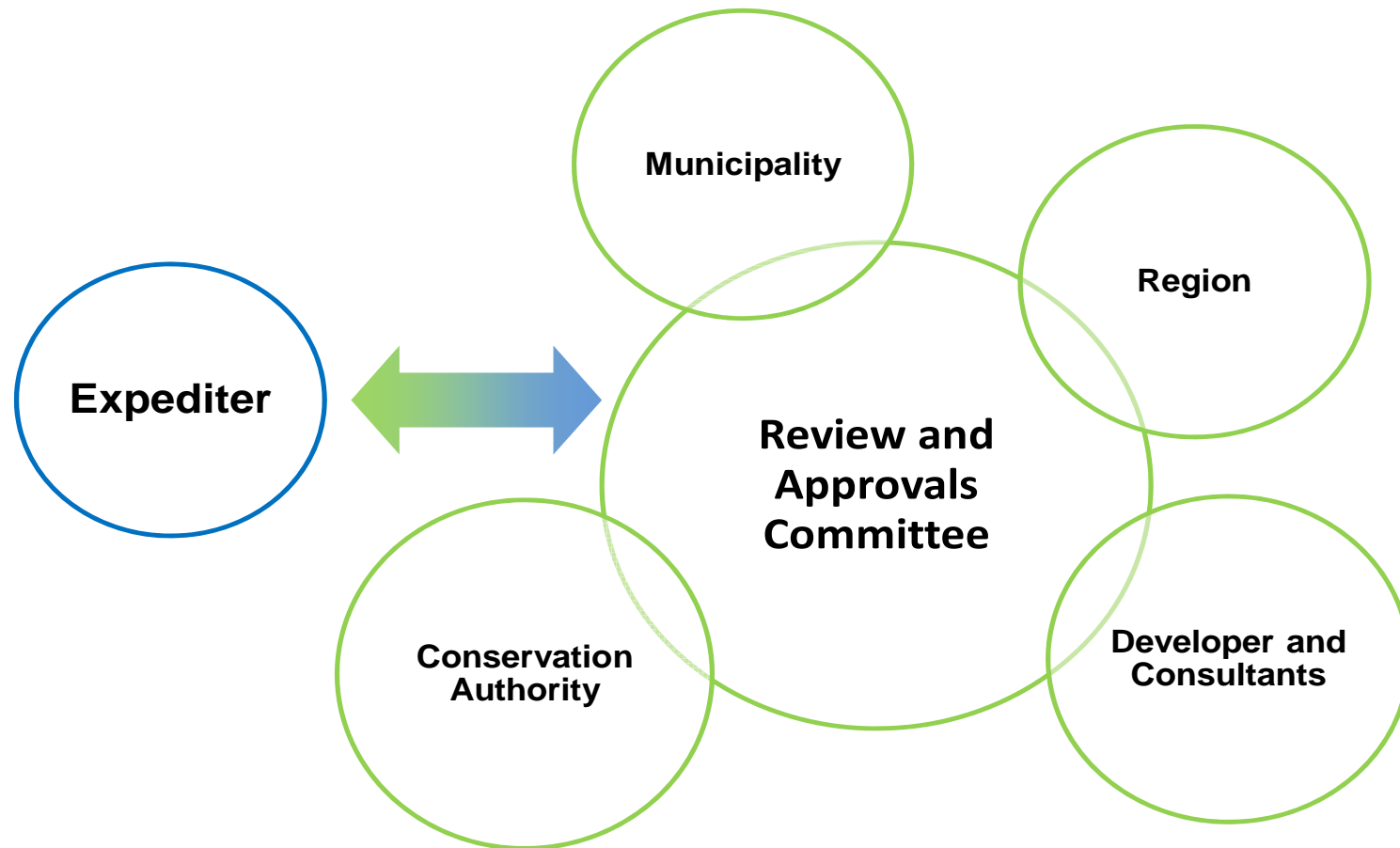
## WHAT ARE WE TESTING?

- Whether there is an optimal time of year to sod and/or seed for a successful and healthy lawn
- How the variety of seed and sod mixtures react to drought conditions, disease and pests
- How the seed mixes and sod differ in weed density, turf quality, colour and ground cover





# Potential Sustainable Development Approvals Model





# Advantages of Expedited Approval

## **Municipality and Conservation Authority**

- Drives sustainable building
- Supports competition for greener building within the industry
- Supports innovation in the marketplace
- Reduces the onus of prescriptive management from government agencies
- Encourages development that create socially & ecological vital communities

## **Builder/Developer**

- Reduces approval times and associated carrying costs, liabilities and project management and administration costs
- Competitive advantage with early to the market return on investment





## Next Steps

- Finalizing targets and developing supporting measures
- Develop the expedited approvals process
- Monitor and evaluate pilot project site to quantify efficacy

