

Municipal, Planning and Property Tax

June 10, 2016

Communities of the Future: What the Climate Change Action Plan Will Mean For Developers and Home Builders

Ontario's new Climate Change Action Plan, released on June 8, 2016 (the "Plan"), includes matters of interest to the development and home builder industries. Spanning from 2016-2020, and consisting of eight "action areas," the Plan focuses on transportation, buildings and homes, land-use planning, collaboration with indigenous communities, research and development, government, and agriculture, forests and lands.

Key Highlights For The Development and Home Builder Industries

Some highlights of interest to the development and home builder industries include:

- New homes and townhomes with garages will be required to have vehicle charging stations.
- Rebates will be available to individuals who purchase near net zero carbon emission homes.
- The Building Code will be updated to include long-term energy efficiency targets for new net zero carbon emission small buildings.
- The *Municipal Act* and *City of Toronto Act* will be updated to enable municipalities to require vehicle charging stations in surface parking areas and to allow by-laws setting "green standards" in areas other than building construction, such as "sustainable transportation management."
- Municipalities will be given tools to "pilot congestion management plans and low emission zones."
- Minimum parking standards are proposed to be eliminated over the next five years "especially in transit corridors and other high-density, highly walkable communities. . . Instead by-laws would encourage bike lanes, larger sidewalks and enhanced tree canopies."
- The Province intends to "accelerate deployment of the Regional Express Rail system" noting that expansion of GO infrastructure will encourage more people to use transit.

For Goodmans' overview of the Climate Change Action Plan, please see our June 9, 2016 Cleantech Update, *The New Ontario Climate Change Action Plan Paves the Way for the Future of Cleantech in the Province*.

Please contact any member of our Municipal, Planning and Property Tax Group if you wish to discuss this plan.