



RCRS Secondary:	GOV-02	Effective Date:	2006-MAY-29
Policy Number:	COU-173	Amendment Date/s:	2006-JUN-12 2008-SEP-29 2011-MAR-28
Title:	Green Building Strategy	Repeal Date:	
Department:	Development Approvals	Approval Date:	2006-MAY-29 Council

PURPOSE:

To ensure City facilities are built in a more efficient, healthy and ecologically-responsible manner that enhances the well-being of the community.

DEFINITIONS:

N/A

SCOPE:

POLICY:

Council adopted the following policy:

1. Use the Leadership in Energy and Environmental Design (LEED) building rating system and meet the requirements for the Silver standard or better (including full registration and certification under the CaGBC) for all new building construction and additions larger than 500 square metres; *(2006-JUN-12)*
2. Consider LEED certification for major renovations of its existing buildings;
3. Recognize green building practice in the community by establishing a new category for an Advisory Committee on the Environment environmental award for Green Building design;
4. Encourage learning and awareness of green building practice both within the organization and throughout the wider community;
5. Incorporate the LEED life-cycle cost analysis into the City's Life Cycle costing approach and report back with any recommendations; and,
6. Review the Green Building Strategy in six years, or after the next three City construction projects using the LEED approach are completed (whichever comes first), to determine its effectiveness and to make adjustments as needed.

PROCESS

All new municipal buildings, 900 square metres or greater, to be built to the Gold standard for Leadership in Energy and Environmental Design (LEED), including full registration and certification under the Canada Green Building Council (CaGBC).
(2008-SEP-29) (2011-MAR-28)

(a) For new building construction and additions less than 900 m²:

City Staff should provide Council with rationale on how the following environmental priorities will be addressed:

- energy efficiency appropriate to the building scale
- minimizing greenhouse gas emissions
- water efficiency

(b) For new building construction and additions greater than 900 m²:

City Staff will follow the LEED Gold certification process with priority given to gaining LEED points in the following categories:

- Energy and Atmosphere
- Sustainable Sites
- Water Efficiency

(c) Council Exemption:

For a building project greater than 900 m², Council may exempt the building from the LEED certification process where it can be demonstrated that the proposed building contains LEED equivalent green features.

(2011-MAR-28)

Authority to Act:

Delegated to Staff

Council approval required when exemptions are considered.

RELATED DOCUMENTS:

N/A

REPEAL/AMENDS:

N/A