

## **BACKGROUND: Municipal Green Development Standards**

Many municipalities like Vaughan, Newmarket, Burlington, Waterloo, Ottawa, Peel and Durham regions, and Toronto already have local green building policies which create good, green jobs in skilled trades across the province.

Toronto's green development standards for new buildings have been in effect since 2010, with voluntary standards preceding these in 2006. The TGS sets energy efficiency and environmental design standards for all new buildings and includes measures to make sure new developments include green infrastructure like trees, green roofs, boulevards, and other important features to absorb stormwater on site and provide cooling as Toronto rapidly becomes hotter and more flood-prone.

There's no evidence that local green building standards have ever impeded housing starts in Toronto. In fact, Toronto's housing starts have grown or stayed consistent every year since TGS was implemented. In 2023, Toronto exceeded its housing starts, [with nearly 96% of housing starts subject to the Toronto Green Standard](#). Toronto has managed to exceed its provincial housing targets with green building standards already in place since 2010."

In 2024, a consortium of developers named RESCON [launched a legal challenge](#) against municipal green development standards in an attempt to increase their profit margins. Premier Ford's Bill 17 - which took aim at local green standards - appeared less than 6 months later.

*For reference: Media release from province*

<https://news.ontario.ca/en/release/1007229/ontario-introducing-legislation-to-improve-transit-and-build-more-homes>