C2K Connect

Your update on the latest Concept 2 Keys (C2K) developments
April 12, 2022

Updated Terms of Reference:
- [Changes to the Energy Strategy (Net Zero Emissions Strategy)](#)
- [Changes to the Pedestrian Level Wind Study](#)
- [Changes to the Sun/Shadow Study](#)

Updates to Application Support Materials: Terms of Reference

Terms of Reference are periodically updated to ensure application requirements are current and reflect changes in legislation, technical requirements and evolving best practices. A dedicated [web page](#) has been created on toronto.ca to communicate future changes to the Terms of Reference and the date these changes come into effect.

Effective May 1, 2022 – Changes to the Energy Strategy (Net Zero Emissions Strategy)
The Energy Strategy (Net Zero Emissions Strategy) Terms of Reference (TOR) have been updated to align with [City Council's adoption](#) of the [TransformTO Net Zero Strategy](#), which sets a target of net zero emissions by 2040, 10 years earlier than initially proposed. The updated TOR also provide consistency with the Toronto Green Standard Version 4, which comes into effect on May 1, 2022.

This TOR applies to Official Plan Amendment, Zoning By-Law Amendment and Plan of Subdivision applications, for developments with a Gross Floor Area of 20,000 m^2 or greater, or within a Community Energy Plan area approved by Council.

Key content updates include:
- New requirements to engage thermal energy developers and Toronto Hydro
- New design guidelines for low carbon thermal energy-ready buildings
- New requirement to quantify embodied carbon
- Input from the architect/envelope consultant on early building design
- Consideration of critical equipment location and HVAC sizing for future temperatures

- New requirement for a cash flow analysis that includes consideration of incentives
- Discussion of future retrofits for buildings not being designed for net zero emissions

If you have any questions about changes to the Energy Strategy, please contact EnergyReview@toronto.ca.

Effective June 1, 2022 – Changes to the Pedestrian Level Wind Study
City Planning retained RWDI Consulting Engineers and Scientists to review the City's guidance related to Pedestrian Level Wind Studies. The team provided recommendations for updates and revisions to the Pedestrian Level Wind Study Terms of Reference and supporting documents. The development industry was consulted as part of this work.

This review process highlighted the importance of early consideration of wind impacts on built form and massing. It recommends that a Computational Fluid Dynamic Study Phase 1 be provided at the Pre-Application Consultation stage, in addition to the requirements for a Computational Fluid Dynamic Study Phase 2 and/or Wind Tunnel Study as part of a Complete Application submission.

As an outcome of this work, the Pedestrian Level Wind Study Terms of Reference have been updated and are supported by a guide that outlines the Rationale, Requirements (including triggers for a Study), Process and Contents of a Wind Study that are to be prepared and submitted by applicants and their consultants. Additionally, a template ("Template A") supports the submission of the Wind Study, and is required as part of the submission. The updated Terms of Reference provide links to both of these new documents. The Pre-Application Meeting Request form will encourage applicants to provide Wind Study information.

Effective June 1, 2022 – Changes to the Sun/Shadow Study
The Sun/Shadow Study Terms of Reference have been updated to provide clarity on preparation and submission requirements for applicants and their consultants. Additional information to be provided includes: coordinates (longitude and latitude), confirmation of True North, date used in the digital model, date of Open Data Source and Application/Program used to produce the model and undertake the Sun/Shadow Study.

Additionally, a Shadow Study Drawings Standards – Colour Analysis and Checklist supports the submission of the Sun/Shadow Study. The updated Terms of Reference provide links to both of these new documents.

How to Connect with the C2K Team
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