



C2K Connect

Your industry update on the latest Concept 2 Keys (C2K) developments

May 12, 2022

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New date for mandatory Pre-Application Consultation

On April 27, Planning and Housing Committee [adopted](#) an item recommending a change to the effective date of the City's mandatory Pre-Application Consultation (PAC) by-law. The new date of April 3, 2023 was proposed to ensure mandatory PAC will be appropriately supported by a team-based structure with increased staffing levels and improved administrative and technology supports. Council adopted the item at its meeting yesterday.

Development Application Fee Review report

Under its User Fee Policy, the City regularly reviews development application fees. The Development Application Fee Review report will go to Planning and Housing Committee at its meeting on May 31. Thanks to those who offered feedback on the City's application fees in advance of this report going to Committee. Watch for the June edition of C2K Connect for details about the Fee Review report.

Toronto Green Standard Version 4

The [Toronto Green Standard \(TGS\)](#) is Toronto's sustainable design and performance requirements for new private and City-owned developments. In July 2021, City Council [adopted](#) the updated [TGS Version 4](#), which applies to all new development applications submitted on or after May 1, 2022.

Key highlights of TGS Version 4:

- **Net Zero:** Advances energy performance requirements to the next tier on the pathway to requiring near zero GHG emissions for mid- and high-rise residential and non-residential buildings by 2028 and for all new non-residential City-owned

buildings to be designed to achieve net zero emissions. [Energy Modelling Guidelines Version 4](#) has also been updated to reflect these requirements.

- **Embodied Carbon:** New requirements for Tier 2 and 3 and City-owned projects to track and report on the emissions of building structural and envelope components and landscaping materials, and updated requirements for sustainable building materials.
- **Electric Vehicles (EV):** Tier 1 requirements for 100 per cent residential parking spaces and 25 per cent non-residential spaces to be EV-ready.
- **Water Management:** New requirements added to Tier 1 for 'green streets' and on-site 'green infrastructure' – a natural-systems approach to managing stormwater.
- **Ecology, Biodiversity:** Enhanced Tier 1 requirements for regionally appropriate seed sources for sites within natural heritage and ravine protected areas; increased bird protection through visual markers on the first (exterior) surface of glazing and dense patterns on facades with higher bird collision risk.

C2K at RESCON's Housing Supply Summit

A [Pecha Kucha session](#) was held at *RESCON's Housing Supply Summit 2022: Solutions to Build More Homes* in March. C2K's Kris Hornburg, Director, Development Process & Performance, gave attendees an overview of C2K, while other speakers addressed the need for more affordable housing and systemic issues within the residential housing market. [Read](#) RESCON's special report on the Housing Supply Summit.

How to Connect with the C2K Team

- ❖ Learn more at toronto.ca/C2K
- ❖ Contact Concept2Keys@toronto.ca with any questions
- ❖ Use the [Application Submission Tool](#) to upload new applications
 - ❖ Issues resolution information can be found [online](#)
- ❖ Contact C2KIssues@toronto.ca to submit an issue or use the online issues [form](#)
 - ❖ Send us your [suggestions](#) for improving development review

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