

Islands Trust Official Community Plan Climate Change Policy Options

Exterior Building Design, Siting and Landscaping



Building energy consumption is a key source of greenhouse gas emissions in the Trust Area. New development permit area authority established by Bill 27 allows local trust committees to influence exterior design, orientation and placement, and landscaping of new and re-development. Smaller living spaces and shared walls reduce energy demand, while siting and orienting buildings to maximize passive solar gain increases opportunity for use of solar panels and hot water heaters. Green infrastructure and landscaping – such as trees, bioswales, permeable surfacing, and green roofs – can create carbon sinks, reduce heat island effect, and lessen energy consumption by naturally cooling buildings during the summer months and providing wind protection and insulation during cold winter months.

Objective (Target)	Potential Policies: <i>The LTC will consider...</i>	Planning Tool(s)
To promote energy efficient and low-emission design, siting, orientation, and landscaping for all new buildings and buildings undergoing retrofit.	Reviewing existing policies and zoning regulations to ensure that they do not discourage or preclude energy efficient building design, siting, and landscaping.	Zoning, Development Permit Areas
	Amending existing policies, zoning regulations, and build-out to promote energy efficient building design, siting, and landscaping.	Zoning, Development Permit Areas
	Establishing design guidelines for energy efficient building design (e.g. shared walls), building siting (e.g. passive solar orientation), landscaping (e.g. trees/vegetation as natural cooling/insulation), and externally-located alternative energy system equipment.	Design Guidelines, Development Permit Areas
	Using established guidelines to create a voluntary checklist for energy efficient design, siting, and landscaping.	Checklist
	Using established guidelines to create a Development Permit Area requiring some or all new development to meet standards for energy efficient design, siting, and landscaping.	Development Permit Area (new authority through Bill 27)
	Expediting development permit and rezoning applications that meet established guidelines/standards for building design, siting, landscaping.	Administrative Policy
	Accepting energy efficient and LEED building design features as a community amenity when implementing density bonusing (*applicable only to development located outside of Development Permit Areas requiring these features)	Density Bonusing
	Limiting maximum allowable floor area for new single family development OR reduce lot coverage area for new single family development	Zoning
	Amending servicing regulations to require green infrastructure for significant developments.	Zoning
Encouraging Ministry of Transportation and Infrastructure to require sidewalks.	Advocacy	