

GREEN POLICIES: we want all new buildings to be financially and environmentally sustainable.

1. That all new buildings must achieve LEEDS Silver or equivalent prior to being eligible for bonus density zoning. This was moved on June 16 by Councillor Watts and seconded by Councillor Sloane. A similar provision had been requested by the Ecology Action Centre. The Solicitor stated that this amendment was not enabled by provincial legislation. For such an amendment to be successful, it would be wise to ask the Province to amend the HRM Charter to enable such a provision.
2. The municipality shall require promote the conservation of energy and the reduction of the emission of greenhouse gases. For large developments requiring a development agreement, the municipality shall require calculations of the amount of energy to be consumed and the amount of greenhouse gases to be produced both in constructing the development and on an annual basis during operation of the development. Annual building energy consumption should be less than 0.79 Gigajoules per square metre of gross floor area for commercial buildings and 0.31 Gigajoules per square metre for residential buildings.
3. The municipality shall, wherever possible, promote the construction and use of renewable energy systems for new developments. These include earth-, air-, and water-source heat pumps, photo-voltaic panels, wind turbines and solar collectors. The municipality shall preserve the access of properties to sunlight by limiting the height and scale of proposed developments that would block sunlight from reaching neighbouring properties. Buildings should be oriented and designed to take advantage of opportunities for passive solar heating and natural lighting.
4. If necessary, the Province should be asked to amend the HRM Charter to allow these amendments to the Plan and By-law.