What is the Whitby Green Standard?

The Whitby Green Standard (WGS) is a set of measures developed to evaluate the sustainability of new development in the Town of Whitby. The WGS supports a number of Town and Durham Community strategic documents including the Town's Official Plan and Corporate Sustainability Plan, the Durham Community Energy Plan, and Durham Community Climate Adaptation Plan.

Why is the Whitby Green Standard Needed?

In 2019, the Town of Whitby declared climate change an emergency, acknowledging the significant threat climate change poses to the social, economic, and environmental well-being of the community. The Town recognizes that sustainability is influenced by a number of competing factors and emerging issues; energy and water use, public health, aging society, and climate change require solutions related to land use, transportation, infrastructure, economics, urban design, education, and emerging green technologies. By addressing these issues, the WGS will ensure a future, sustainable Whitby for all residents, workers, and visitors.

How Will You Contribute to Achieving Whitby's Sustainability Vision?

All new Draft Plan of Subdivision and Site Plan applications within Whitby are subject to the WGS. The applicant will indicate the sustainable performance level of their project in their development application (Tier 1, 2, 3, or 4).

For More Information:

Visit: www.whitby.ca/en/townhall/sustainability.asp
Email: info@whitby.ca
Call: 905-668-5803

One Planet Living

The WGS is based on the One Planet Living (OPL) sustainability framework. OPL includes ten (10) principles, which have been used to organize the performance measures in the Draft Plan of Subdivision and Site Plan Checklists. The ten principles are:

- Health and Happiness
- Equity and Local Economy
- Culture and Community
- Land Use and Nature
- Sustainable Water
- Local and Sustainable Food
- Travel and Transport
- Materials and Products
- Zero Waste
- Energy and Climate Change



THE WHITBY GREEN STANDARD

Information Brochure

What you need to know about the Whitby Green Standard and your Draft Plan of Subdivision or Site Plan Application.

Whitby

WGS Performance Tiers

Tier 1: Baseline

Mandatory
Reflects Official Plan policy direction and above Ontario Building Code energy performance. Tier 1 represents the minimum required performance measures.

Tier 2: Good

Voluntary
To achieve Tier 2, all Tier 1 and core Tier 2 performance measures must be achieved, in addition to three (3) voluntary performance measures.

Tier 3: Better

Voluntary
To achieve Tier 3, all Tier 1 and core Tier 2 and 3 performance measures must be achieved, in addition to six (6) voluntary performance measures.

Tier 4: Best

Voluntary
To achieve Tier 4, all Tier 1 and core Tier 2, 3, and 4 performance measures must be achieved, in addition to nine (9) voluntary performance measures.

WGS and the Development Review Process

Step 1. Pre-Consultation

The Applicant will fill out and submit the Mandatory Pre-Consultation Request Form, as well as the conceptual planning fee. The applicant's team will come prepared with a completed Pre-Consultation WGS Checklist and a conceptual plan (as per the Town's Pre-Consultation Request Form).

Step 2. Application Preparation

Following the Pre-Consultation Meeting, the Applicant will revise the proposal based on staff feedback and direction. Applicants will fill-out the relevant WGS Checklist and will identify which performance measures the application will achieve and how the criteria will be met.

Step 3. Application Submission

The Applicant must submit the final version of the applicable WGS Checklist and a Sustainability Report as part of the Application Submission package to the Town. The Development Planner must ensure that the complete WGS Checklist is submitted at the initial application submission before it is processed.

Step 4. Technical Review

Staff (Development Planner) will circulate the WGS Checklist to the applicable Town departments and main point of contact within each department as part of the development review process. Comments on the application and the WGS Checklist will be provided to the Development Planner.

Step 5. Application Revisions and Resubmission

The Applicant will revise and resubmit plans, reports, and other materials based on comments through the overall evaluation of the development application. If any revisions are proposed to the development plan, the revised WGS Checklist and Sustainability Report must be included in the resubmission. To ease the review process, Applicants should indicate how the revised Checklist responds to the feedback in the "Applicant Comments" column.

Step 6. Report to Council

Where required, Planning staff reports will address the WGS performance measures that an applicant has committed to in their development application. Where there is not a report sent to Council, staff will provide condition of approval.

Step 7. Subdivision or Site Plan Agreements

Pending approval of the development application, development agreements or final plans will contain specific conditions for meeting the WGS measures that an Applicant has committed to undertake in their approved WGS Checklist.

Step 8. Implementation and Maintenance

As development proceeds, the applicant will implement the approved WGS commitments. Letters of Credit will be required as a mechanism to hold Applicants accountable.