



Mr Chair and Committee Members,

On behalf of the members of the London Home Builders' Association I wanted to share our feedback on the letter before you from Councillors Franke and Lewis in relation to proposed green development standards.

In relation to item i), for projects not already considering these items, being added "wherever possible and compatible" at site plan will likely add additional time and cost to the overall building and development process. This would require going back and forth between the City and the applicant to determine if these items are possible and compatible for every project that comes to site plan for review.

In relation to iv) "Staff be DIRECTED to review the legislative framework and municipal best practices to adopt a bylaw through section 97.1 of the Municipal Act..." we would strongly discourage this direction to staff as *Municipal Act* Section 97.1 is quite clear that requirements cannot exceed the requirements of the Ontario Building code.

Additionally, the Ontario Building Code will already over this year be coming in line with the current Energy Star, energy efficiency certification. Harmonization with the national building code will follow shortly after in 2025 which will have an even greater focus on homes achieving net zero.

This year alone we are already expecting 7,000 code provisions and over 2,000 anticipated changes in the next round of amendments, with another equal number of harmonization changes following the release of the next National Building Code in 2025.

With that in mind we would ask that the update from Staff be pushed to Q3 2024. Delaying to Q3 would give industry and staff the opportunity to consider elements of the 2024 code that cover sustainable design/construction as per the request.

Thank you for the opportunity to share our feedback on these important matters,

Jared Zaifman  
CEO - London Home Builders' Association