



Green Policy Statement

The Building Industry & Land Development Association (BILD) is committed to promoting sustainable development and green building (new and renovation) because the Greater GTA is the place where we live, work and play – it's our home too.

BILD is also committed to housing affordability and choice, an objective which impacts our philosophical approach to sustainable development and green building.

As BILD has examined the various green building programs/labels, we have come to the conclusion that they may be perceived as opportunities for developers, new home builders and professional renovators to differentiate themselves in the marketplace. Some programs are more low-rise, some are more high-rise (residential or commercial), some are more industry-led and/or market-driven than others.

In BILD's view, developers, new home builders and professional renovators should continue to be free to choose from among these programs/labels based on their own business assessment relative to their buyers' preferences and market feasibility. BILD will continue to play a leadership role in providing a forum for information, education and training about the various programs/labels in the market and to respect its members' business judgement in presenting the costs/benefits to their buyers/clients.

BILD is aware that governments have been examining green programs/labels, with many municipalities giving consideration to mandating one program/label or another. BILD recognizes that a municipality has the authority to mandate a particular program/label for their own buildings and/or development on municipally-owned lands. Municipalities are free to choose among programs/labels and will have to justify the costs/benefits to their taxpayers. Developers, new home builders and professional renovators should have the same freedom and they too, will have to justify the costs/benefits to their clients.

Voluntary versus Mandatory

For BILD, the key word is voluntary. Ontario's Building Code is mandatory and everything else should be voluntary. The whole point of a uniform provincial Building Code is to ensure that developers, new home builders and professional renovators don't have to operate in a fragmented regulatory environment where each municipality has different requirements. As well, the provincial Building Code benefits from a transparent process which emphasizes objective research and public consultations. On that basis, BILD cannot abide and will resist any municipality's efforts to mandate any particular green program/label apart from a municipality's own buildings and lands.

BILD is open to discussion of municipal support to promote environmentally responsible development and green building. This support could range from streamlined approvals to reduced or deferred development charges or building permit fees for all types of green construction and development, based on labels which are subject to independent research, industry consultation and third-party verification.

The mandatory Building Code together with voluntary, market-driven green labeling programs is working effectively as witnessed by the number of builders and units registered with the various programs. BILD is proud of its promotional efforts and training partnerships, which have contributed to this growth. We look forward to continuing our efforts in a voluntary framework and in the spirit of supporting housing affordability and choice.

Green initiatives voluntarily initiated by BILD:

- Established Green Committee to centralize green initiatives and talent, 2007
- Launched inaugural Green Builder of the Year awards in 2007
- Feature Supporter of Sustainable Condo, 2007
- Bronze sponsor of Sustainable Condo at CMHC EcoPods, 2008
- Feature supporter of the Archetype Sustainable House at the Kortright Centre
- Via a training partnership with EnerQuality Corporation more than 400 members have taken courses in building to EnerGuide 80 standards and/or selling the benefits of energy efficiency
- Offered five-part seminar series on building green in conjunction with Canada Green Building Council (Toronto Chapter)
- Sponsor of Habit for Humanity Home in first Habitat ENERGY STAR™ development
- BILD offices became Bullfrog Powered in 2007
- BILD HQ has been retrofitted with new, more energy-efficient windows, more energy efficient roof, complete lighting retrofit and the installation of motions sensors, timers and setbacks throughout the building
- BILD got “off the bottle” in 2008. By installing a Hoespring water purifier we dramatically reduced bottled water servings at BILD headquarters.