

# Policy Update

## Parks & Environment Committee

June 22, 2015



# Energy Reporting & Benchmarking

# What is Energy Reporting & Benchmarking?

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Ongoing **review of a building's energy and water consumption** to determine how it is performing over time.

**Requirement for owners of large buildings to annually submit reports** about their properties to the government.

Creation of a **registry of building data** that is made available for **public disclosure**.

# Committee Directive

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## March, 2014 (item [PE26.3](#))

- To develop a by-law & implementation plan requiring the owners of large building to report energy & water usage to the City.

## August, 2014 (item [PE29.2](#))

- The Committee was provided with a project update & staff identified that it would provide a final report in June 2015.

# Purpose Today

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To provide a summary of the outcomes of research & stakeholder consultations; and

To identify the next steps.

# Work Completed

## Planning

Staff working group convened

- Toronto Atmospheric Fund
- Toronto Water
- City Planning
- Tower Renewal
- Toronto Building
- Toronto Hydro
- Enbridge

## Research

- Jurisdictional best-practices scan
- Regulatory review
- Analysis of building stock
- Tools & data platforms
- Impact study

## Stakeholder Consultation

Joint Province-City outreach with industry

- Key informant interviews
- Summit
- Policy workshops

# Stakeholders Engaged

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## **Building Owners/Managers**

Allied Properties  
Bentall Kennedy  
REALpac  
BOMA Canada/BOMA Toronto  
Brookfield Office Properties  
Cadillac Fairview  
Federation of Metro Tenants Association  
Menkes  
Greater Toronto Apartment Association  
Triovest  
Dream  
Equity ICI  
GWL

## **Academia**

University of Toronto  
York University



## **Utility Companies**

Electricity Distributors Association  
Enbridge Gas  
Hydro One  
Toronto Hydro  
Veridian  
Power Stream

## **Governmental Agencies**

Ministry of Energy  
Information & Privacy Commissioner  
Environmental Commissioner of Ontario  
Natural Resources Canada

## **Industry Organizations & Associations**

ASHRAE  
CaGBC  
CivicAction  
Low Income Energy Network

# Policy Consultation Proposal

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1. Annual reporting of building energy and water utilization using Energy Star Portfolio Manger
  - Buildings greater than 50,000 sq/ft (4,650 sq/metres) with a phased implementation
  - Commercial, Industrial, & Multi-residential Buildings
2. Report submissions to be periodically verified by certified professionals
3. Public disclosure of building specific results and annual reports

# Stakeholder Feedback

<b><i>Policy Element</i></b>	<b><i>General Feedback</i></b>
<i>Reporting</i>	<ul style="list-style-type: none"><li>• Market readiness</li><li>• Support for the proposed building types, size thresholds and Energy Star Portfolio Manager tool</li><li>• Possible challenges associated with data access &amp; provision of aggregated whole-building data from utility company.</li></ul>
Disclosure	<ul style="list-style-type: none"><li>• Disclosure can motivate market transformation.</li><li>• Concern around 'sensitive'/proprietary information that may be used for competitive advantage.</li><li>• Concern about data normalization to ensure fair and meaningful benchmarks.</li></ul>
<i>Data Verification</i>	<ul style="list-style-type: none"><li>• Support for a data verification requirement to ensure quality of data collected, levelling of playing field and therefore effectiveness of policy.</li></ul>

Source: [Policy Development Consultation: Summary Report, Integral Group](#)



# Potential Benefits, by 2035

Based on approximately 3,000 buildings, covering 540 million square feet (50 million square metres) of space



**\$1.9B**

cumulative utility  
cost savings



**21M eMWh**

cumulative energy savings



**3.3M tonnes**

avoided CO<sub>2</sub>e emissions

Source: [Opportunity Screening Study: Building Energy Reporting Requirement, Halsall Associates](#)

# Conclusions

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1. An Energy Reporting & Benchmarking requirement for Toronto would deliver benefits:
  - Valuable energy usage data to inform the design of programs and policies; &
  - Motivate market transformation and drive energy conservation.
2. There is stakeholder support for the Energy Reporting & Benchmarking requirement.

# Next Steps

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1. Continue engagement with Ministry of Energy.
2. If the Province does not proceed with a regulation, City staff will report back with a proposed Toronto specific by-law and implementation plan for consideration by City Council.
  - TAF Board of Directors has awarded the City with a \$192,000 grant for start-up and implementation costs.

# Contacts

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For more information, visit the [Energy Reporting and Benchmarking](#) project website