

toronto  
**atmospheric**  
**fund** 2004-2006

Toronto Atmospheric Fund 2004-2006



[www.toronto.ca/taf](http://www.toronto.ca/taf)

# About the Toronto Atmospheric Fund

**The Toronto Atmospheric Fund (TAF) supports leading-edge climate-change solutions.**

Whether it is technology that improves energy efficiency and reduces emissions, new financing approaches that increase the uptake of new or existing technologies, or policies that facilitate rather than hinder climate-change actions at the city level, TAF is always looking for ways to get things done.

**TAF was established in 1991 with a mandate to help reduce the city's contribution to climate change.** This mandate was broadened in 2000 to include air-quality issues, which are increasingly intertwined with our warming climate.

Using its own assets and revenue, TAF provides grants and mandate-related financing, undertakes special projects and provides expert advice and knowledge sharing for a wide variety of municipal, community and corporate initiatives. **Projects are selected based on their potential to significantly curtail local greenhouse-gases and/or air pollutants in the City of Toronto**, and are generally prototypes that can be scaled up locally, provincially, or even nation-wide. TAF has an impressive track record of working with partners to incubate initiatives at very early stages — like the rewards program for home energy retrofits or Enwave's deep-lake water cooling system — that have moved from the leading edge to the centre of the climate change-solutions agenda.

Led by a dedicated city-appointed board, and supported by volunteer committees as well as a small staff, TAF has helped the City of Toronto to become a municipal climate action leader. **In 2005 Toronto received the international “Low Carbon Leader” award from The Climate Group, based in London, England.** The award, created by *Business Week*, was given to the top 10 cities worldwide.

For more information about TAF and the projects we support, or to find out how you could support your local initiative with a TAF grant or loan, please consult our website at [www.toronto.ca/taf](http://www.toronto.ca/taf) or contact [info@tafund.org](mailto:info@tafund.org) to subscribe to our bi-monthly e-newsletter, *The Atmospheric*.

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## Staff

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Special thanks to Rob Maxwell, TAF's Acting Executive Director from October 2004 to July 2005.



## Helping Toronto lead on climate change

**It can be easy to be overwhelmed by global climate change. After all, can changing light bulbs and heating pools with solar panels really alter the course of melting polar ice caps? The answer is yes, if everyone works together.**

In fact, from TAF's perspective as Canada's only dedicated climate-change agency, the strong leadership being demonstrated at a local level in Toronto is awe-inspiring. Everyone, from faith groups, community coalitions, and businesses, both small and large, to City of Toronto departments and agencies are pioneering and scaling up solutions! Multiply Toronto's actions worldwide in hundreds of other cities, and you get global-scale results.

This report outlines TAF's activities, grants and partnerships for 2004, 2005 and 2006. Often, TAF's role has been to support emerging technologies — like light emitting diodes or solar energy — that have significant long-term potential to reduce climate emissions. By being “venture philanthropists” or early stage investors, TAF helps to transform markets and turn an innovative new approach into an effective climate mitigation strategy.

The projects TAF supports must demonstrate potential for major local emission reductions and address how to overcome the barriers — whether they are financial, policy or even attitudinal — that are preventing the full development and uptake of effective climate solutions.

A good example is TAF's work with Tridel to create an innovative financing mechanism for condominiums built to standards that outperform the Model National Energy Code by 30 percent or more. About 90 percent of all new residential construction in Toronto is condominiums, so reducing the growth of emissions in this sector is extremely important. Working together, TAF and Tridel developed a loan program that allows the developer to invest more up front in making

its buildings energy efficient — even though the energy savings from these improvements are enjoyed by subsequent condo owners, not the builders. TAF's “green loan” is given to the condo corporation — after the new building's advanced energy performance is verified — and is paid back by individual unit owners, who benefit from the utility cost savings that result from a better built building.

Big-picture thinking like this can be transformative. TAF's long-term support for phasing out the use of coal in the electricity sector, for example, is opening the door for the rapid deployment of cleaner energy solutions, including an emphasis on energy efficiency, use of zero emission solar and wind power, and cleaner, super-efficient transitional energy sources like combined heat and power generation.

Helping us focus our attention on key sectors is the inventory of climate and air pollutant emissions undertaken by TAF in partnership with the Toronto Environment Office during 2005 and 2006. It tells us, for example, that we need to do more to address growing emissions from the transportation sector, especially trucks, while continuing to look at what can be done to reduce energy use in buildings.

Looking ahead, the challenge is to accelerate our activity in the face of the growing urgency of climate change, and to effectively assist the City's many climate leaders in advancing an amazing array of opportunities that bring multiple benefits. The challenge is indeed global, but with the local leadership resources we have at our disposal, we are confident our City is up to the task.

## TAF at work: Supporting innovation and leadership

# Goodbye King Coal – hello cleaner air



Richard Lautens / Toronto Star

**Lakeview's stacks come down during the plant's demolition. The Lakeview generating station was once the largest coal-fired plant in North America and was Greater Toronto's leading industrial air polluter until it was closed in 2005.**

**Ontario's coal-fired electricity generating stations produce 20 percent of Ontario's total carbon dioxide emissions**, with the Nanticoke plant — Canada's largest industrial carbon dioxide (CO<sub>2</sub>) emitter — contributing the most substantial share. About one-quarter of Toronto's CO<sub>2</sub> emissions are the result of electricity generation to meet the city's power needs. For this reason, an effective climate-change strategy for Toronto must include efforts to reduce dependence on coal in the province.

Since 2000, TAF has supported the work of the Ontario Clean Air Alliance (OCAA) with a total of \$470,000 in grants. The OCAA, of which the City of Toronto is a founding member, promotes cleaner and more efficient alternatives to coal, and its work has led to a government commitment to phase out coal burning at Ontario's four remaining coal-fired stations between 2011 and 2014. This effort to end coal dependence got underway with the permanent closure of the Lakeview Generating Station in Mississauga in 2005. If the coal phase out is successful, it could reduce Toronto's electricity-related CO<sub>2</sub> emissions by 78 percent, or about four million tonnes.

TAF has also supported the OCAA's efforts to quantify the greenhouse-gas impacts of coal burning and to raise awareness of associated pollution from mercury and lead and harmful particulate matter. TAF shares the OCAA's vision that a coal phase out creates an opportunity to transform our electricity system for the better through the use of cleaner, more efficient, and more widely distributed energy sources.

However, the benefits of a transformed electricity system are not just environmental. OCAA has done important work in outlining the prosperity benefits of creating policies and programs that reward energy efficiency rather than subsidizing wasteful consumption. Its three-pronged strategy for replacing coal through the adoption of aggressive efficiency programs, low- or zero-emission renewable sources and much cleaner fossil fuel use (such as gas-fired combined heat and power projects) is helping to set the stage for a healthier and more economically competitive city and province.

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**An artist's rendering of the Verve condominium building, which incorporates a number of energy-saving innovations thanks to TAF financing. When finished, Verve will outperform the Model National Energy Code standards by 30 percent.**

## Tridel reaches higher

**With thousands of new units being built every year, condominiums now represent the lion's share of new residential construction in Toronto.** So kicking the energy performance of these new buildings up a notch has never been more important.

One of the major stumbling blocks for energy performance in the sector has been the disconnect between the builder — who foots the cost of constructing the building — and condo buyers, who will pay the long-term costs of operating the structure's systems.

As one of the city's largest condominium developers, Tridel was interested in how it could improve the energy efficiency of its buildings without increasing the sales cost of its units. Working with TAF, Tridel developed the concept of the "green" loan — financing that would allow the developer to incorporate energy upgrades like heat-recovery ventilation, increased insulation, high-efficiency heating and cooling equipment and EnergyStar™ appliances that could be ultimately be paid for out of utility savings enjoyed

by the members of the condominium corporation.

TAF and Tridel unveiled the green loan concept in 2005 with the Verve building in downtown Toronto. Improvements made possible by the TAF-backed loan will reduce greenhouse-gas emissions from Verve units by an average of two tonnes per unit or 900 tonnes for the entire building. Toronto condo buyers are starting to see the advantages of buying into a building with lower energy costs, while developers see the potential for extending this attractive model across the booming — and highly competitive — condo sector.

As more projects demonstrate the payback and sales potential of building green, we hope that financial institutions will gain interest in emulating and further developing the TAF-initiated model. In the meantime, Tridel has committed to building 10 more Toronto condos that achieve or exceed the advanced energy performance of the Verve project, avoiding 9,000 tonnes of CO<sub>2</sub> emissions in the future.

**Improvements made possible by the TAF-backed loan will reduce greenhouse-gas emissions from Verve units by an average of two tonnes per unit or 900 tonnes for the entire building.**

The new trigeneration system is designed to meet one-third of Exhibition Place's total electricity demand while cutting utility bills by more than \$25 million and reducing greenhouse-gas emissions by 267,000 tonnes over 30 years.



Sid Markowski

The Exhibition Place trigeneration system provides power, heat and cooling to three of the site's largest buildings. TAF Executive Director Phil Jessup and Exhibition Place Capital Works Manager Danny Chui celebrate the start up.

## The power of three

The roof of the Direct Energy Centre is not one of the top attractions for the five million annual visitors to Exhibition Place. But with a new system that will provide electricity, heating and cooling to three Exhibition Place buildings now up and running, this unassuming site may grow in popularity — at least among those interested in innovative climate solutions.

Ex Place's new trigeneration system combines a natural gas-powered generator with a heat recovery system and an absorption chiller to provide the Direct Energy Centre, the Automotive Building and the Coliseum with three energy services: heat, electricity and cooling. The primary benefit of trigen is its high efficiency — almost three times better than central power generation.

When Exhibition Place started looking at how it could get more bang for its energy buck by combining its heat and power generation, it was surprised to discover that by adding a third element — cooling — it could actually improve

the payback period. This resulted in a decision to move beyond a more conventional cogeneration (heat and power) system and go for the triple, thereby increasing the system's efficiency to 80 percent and reducing the payback period to approximately 10 years. The system is designed to meet one-third of Exhibition Place's electricity demand

while cutting utility bills by more than \$25 million and reducing greenhouse-gas emissions by 267,000 tonnes over 30 years.

The Exhibition Place system is the first municipally owned trigeneration unit in Canada and one of only a handful of such systems in the country. It was developed with the help of an \$80,000 TAF incubation grant in 2002 and loans from TAF, the City of Toronto, Toronto Hydro, and the Federation of Canadian Municipalities' Green Municipal Investment Fund.

Along with emissions reductions and financial savings, the system offers greater energy security for Exhibition Place. In fact, had the trigenerator been in place during the 2002 North American blackout, the Canadian National Exhibition could have been in full swing instead of being locked in darkness. With the potential to connect more facilities to the service in the future, it all adds up to a brighter future for the grand old fairgrounds — and the City of Toronto.



Courtesy Smart Commute NTV

## A smart trip

**Smart Commute helps drivers leave their cars behind. Lining up for the car-pool van (from left): Andy Manahan, Universal Workers Union, Local 183; Brian Shifman, Smart Commute North Toronto Vaughan; Councillor Shelley Carroll; Honourable David Caplan, Minister of Public Infrastructure Renewal; Lawrence Bouchard, Knoll.**

### **For thousands of people, jumping in the car and heading to work is just a part of the daily grind.**

Increasingly, though, it also means sitting in traffic jams, jockeying for costly parking spots and paying more every month for gas. This is not a recipe for happy, productive workers, which is where Smart Commute North Toronto Vaughan (NTV) comes in. Smart Commute NTV helps companies and institutions develop Transportation Demand Management programs that take some of the stress out of commuting — for both employees and our climate.

TAF has supported the province's very first Transportation Demand Management organization since 2000 with a total of \$335,000 in grants. The program is now active in 10 locations across the Greater Toronto Area. What drives the Smart Commute program is the idea of creating tailored plans to suit individual workplaces and their employees — whether it is setting up an online

ride-matching service, an emergency ride home program, on-site change rooms for cyclists, flexible work hours, tele-commuting or even shuttle services.

In its first pilot year, Smart Commute NTV generated a 2,000 tonne CO<sub>2</sub> reduction from just one employer — York University. Companies and other organizations now working with Smart Commute NTV represent 72,000 employees and students, many of whom make their daily commute in individual vehicles. Smart Commute and other Transportation Demand Management programs can play an important role in addressing one of the most serious greenhouse-gas sources in Toronto — passenger vehicles. The program also contributes to reduced road congestion. The Toronto Board of Trade estimates that by 2021 traffic gridlock will cost the GTA economy approximately \$3 billion per year in lost work time, productivity and wasted fuel.

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With an average of 111,117 tonnes of CO<sub>2</sub> being emitted each year by the St. George campus alone, the Sustainability Office's next step is to use the inventory data to target the largest energy users and emissions sources for improvements.

## U of T gets a green buzz

The University of Toronto's Sustainability Office is tapping the substantial brain power of one of the country's top universities to figure out what can be done to reduce the greenhouse-gas emissions from one of the city's biggest institutions. Established in 2004 with a three-year grant of \$225,000 from TAF, the Sustainability Office has become a permanently funded office at the University of Toronto. It is the hub of the university's emission reduction activities, employing hundreds of students and volunteers and collaborating with various academic projects.

With financial assistance from TAF, the Sustainability Office has already conducted a baseline greenhouse-gas inventory of the non-federated colleges on its St. George campus. This detailed inventory is available online on the Office's website and can display and compare data for individual buildings.

With an average of 111,117 tonnes of CO<sub>2</sub> being emitted each year by the St. George campus alone, the Sustainability Office's next step is to use the inventory data to target the largest energy users and emissions sources for improvements. Already, the university is undertaking more than \$10 million in lighting retrofits in the Robarts Library, the Ontario Institute for Studies in Education, and the Medical Science buildings, while also upgrading 18 chiller units that provide air conditioning to various parts of the campus.

The downtown St. George campus has served as something of a test case for the greenhouse-gas inventory and retrofit program, but the Sustainability Office is keen to expand both the scope of the inventory — to cover waste and transportation, for example — and its coverage, by calculating emissions at all three U of T

Among the U of T greening projects supported by TAF is more efficient, dimmable lighting for the Robarts Library.



Chris Philip

campuses. Meanwhile, responding to the growing green interest from student groups, the Office is also undertaking feasibility studies for renewable energy projects, such as solar hot water, solar photovoltaic and wind. What's absolutely clear is that there is no shortage of energy when it comes to greening the U of T.

**Diesel trucks are a significant source of local air pollutants and greenhouse-gas emissions in Toronto.**

# The numbers tell the story



**If we want to reduce greenhouse-gas and air pollutant emissions, it helps to know where those emissions are coming from.** That's the purpose of the Greenhouse Gas and Air Emissions Inventory and Analysis Project, which TAF undertook in 2005-06 in partnership with the Toronto Environment Office and with generous support from the Federation of Canadian Municipalities. The project is breaking new ground by blending analysis of greenhouse gases and criteria air contaminants, with the understanding that reducing local fossil-fuel burning addresses both climate change and local air pollution simultaneously. One surprise finding: diesel vehicles, mostly trucks and buses, account for nine percent of Toronto's CO<sub>2</sub> emissions as well as a large proportion of smog emissions. The recently completed inventory also provides insights into what programs are needed to get at the biggest emissions problems. Transportation is a key challenge, as is natural gas used for space and water heating in residential and commercial buildings.

## A little international give and take

**In November 2005, TAF and the Greater London Authority inaugurated the London-Toronto Environment Exchange** to share ideas and experience about energy management in both cities through exchange visits. At the request of London's Mayor, TAF's Executive Director Philip Jessup was seconded to the Greater London Authority from October 2004 to July 2005 to serve as a special advisor in the development of London's TAF counterpart, the London Climate Change Agency, which was successfully launched in January 2006.

In March 2005, Toronto Deputy Mayor Joe Pantalone; Richard Morris, General

Manager of Toronto's Better Buildings Partnership (BBP); and Dianne Young, General Manager of Exhibition Place visited London to discuss energy efficiency and urban forest issues. While there, the Toronto team advised the London Climate Change Agency on establishing a London-based BBP. The group also visited the town of Woking to learn how this locale has become independent of the national energy grid — an inspiration for Exhibition Place, which plans to become energy independent by 2010.

**TAF's counterpart, the London Climate Change Agency, was successfully launched in January 2006.**

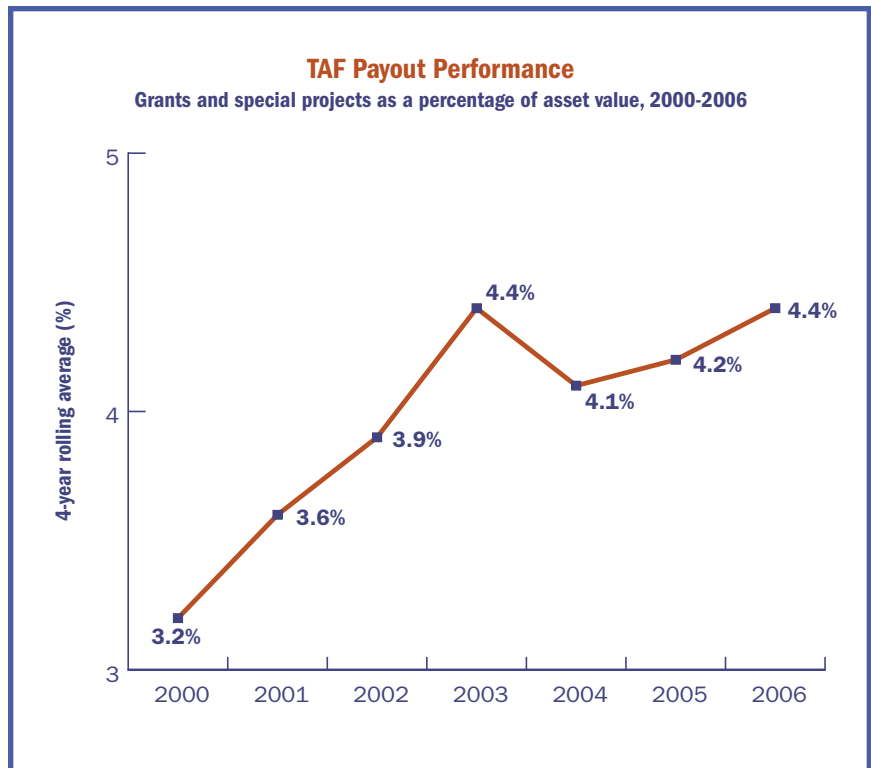
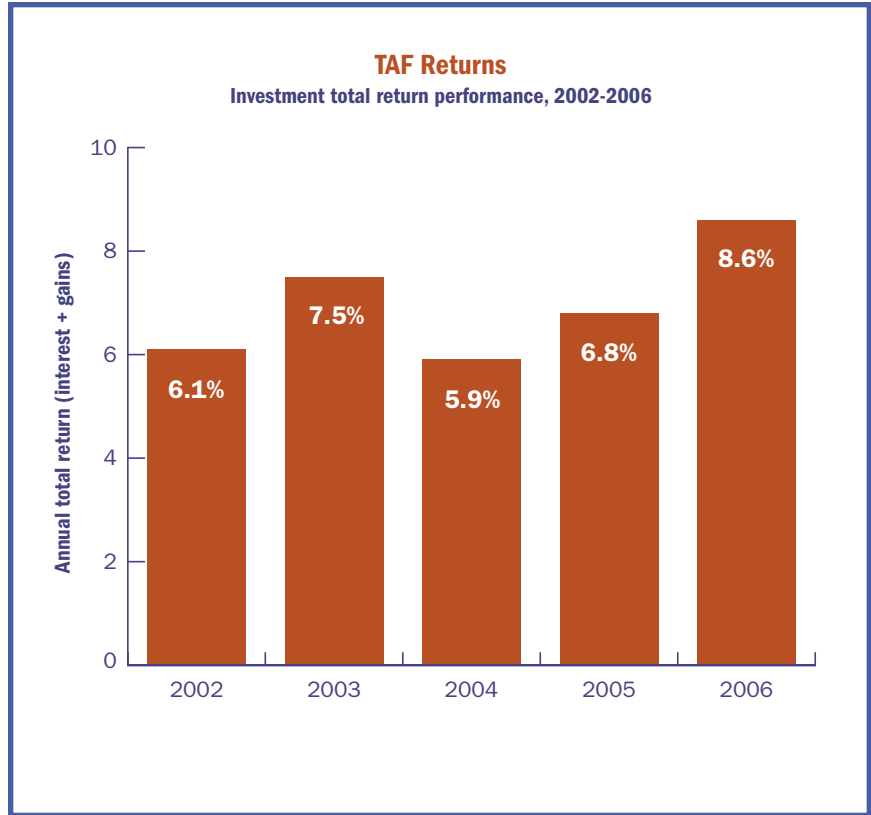
# TAF finance report

During 2004-2006, TAF's net assets increased modestly in value and stood at \$26.4 million at the end of 2006.

This was the result of an increase in total investment returns from 5.9 percent in 2004 to 8.6 percent in 2006.

The engagement of external investment managers in 2003, and the amendment of the TAF Act in 2005 to allow investment according to the province's "prudent" investment standard, have contributed to TAF's improved results in this area. Meanwhile, TAF continued to perform strongly in terms of its payout performance, hitting the top end of its target range of 3.5-4.5% payout of total asset value in 2006.

Annual audited financial statements are available on TAF's website.



# TAF-supported projects – 2004-2006

Organization	Project	Year	Amount
<b>Grants and Special Projects</b>			
City of Toronto - Facilities and Real Estate	Green and Solar Measures	2005	\$370,292
City of Toronto - Exhibition Place	PV Installation - Feasibility Study and Pilot	2004	\$250,000
University of Toronto	U of T GHG and Energy Reduction Strategy	2004	\$225,000
Clean Air Partnership	Core Support (2006-8)	2005	\$225,000
Ontario Clean Air Alliance	Monitoring and Promoting Coal Phase Out	2004	\$200,000
Toronto Atmospheric Fund	Greenhouse Gas Inventory	2004	\$189,500
Green\$aver	Low Income Home Rewards Program	2004	\$176,500
Clean Air Partnership	Core Support (2005)	2004	\$150,000
Smart Commute - North Toronto Vaughan	Expansion Funding - 2006-2008	2006	\$135,000
Ontario Clean Air Alliance	Combined Heat & Power Promotion Program	2006	\$125,000
Clean Air Partnership	City Mandated (2005) - GTA CAC and Smog Summit	2004	\$100,000
Clean Air Partnership	City Mandated (2006) - GTA-CAC and Smog Summit	2005	\$100,000
Eneract	Sustainable St. Lawrence	2005	\$80,400
Evergreen	Brick Works Renewable Energy Feasibility Study	2004	\$80,000
Toronto Association of Business Improvement Areas	greenTbiz	2006	\$80,000
City of Toronto - Facilities and Real Estate	Back-up Power in Firehalls	2006	\$79,500
City of Toronto - Toronto Community Housing Corporation	Small-scale Co-generation Plant with Emergency Power	2006	\$75,000
Ontario Sustainable Energy Association	Standard Offer Contract Program	2005	\$75,000
Toronto Renewable Energy Co-operative	Solar Share Development	2006	\$75,000
Toronto Atmospheric Fund	Green Homes Green Loans	2006	\$63,000
Faith & the Common Good	Greening Sacred Spaces - Phase II	2005	\$60,000
Smart Commute - North Toronto Vaughan	Expansion Year 2 - Northeast Toronto	2005	\$55,000
Canada-China Environmental Cooperation Council	Promoting Energy Alternatives in the Chinese Community	2005	\$50,000
Clean Air Partnership	Developing Evaluation Capacity	2005	\$50,000
Green\$aver	"Smart Home" Audit Delivery	2006	\$50,000
Parkdale United Church Foundation	Green Phoenix	2005	\$50,000
Toronto Atmospheric Fund	Communications Strategy	2005	\$50,000
Canada-China Environmental Cooperation Council	Yee Hong Centre Solar Water Heating	2006	\$46,000
Riverdale Immigrant Women's Centre	How You Too Can Make Your Building Sustainable	2005	\$45,000
Clean Air Partnership	Greater Toronto Atmospheric Fund	2005	\$40,000
City of Toronto - Exhibition Place	Energy Self-Sufficiency Plan	2006	\$35,000
Etobicoke Yacht Club	Water Source Heating and Cooling of Clubhouse	2006	\$35,000
Income Security Advocacy Centre	Development of Low Income Energy Network (LIEN)	2004	\$35,000
City of Toronto - Facilities and Real Estate	Energy Efficiency Showcase	2005	\$30,000
Green Communities Canada	Enhancing Residential Energy Efficiency Initiatives	2006	\$30,000
Clean Air Foundation	ACCESS Light	2005	\$29,200
Artscape	Green/Arts Barns Feasibility Study	2005	\$27,250
Jackman Public School	Passive Cooling/Green Roof	2004	\$25,000
Canadian Urban Institute	Promoting District Energy Approaches in Toronto	2005	\$25,000
Toronto Atmospheric Fund	Monitoring and Evaluation	2004	\$25,000
City of Toronto - Facilities and Real Estate	Solar Energy in Pools Strategy	2006	\$15,000
Toronto and Region Conservation Authority	Feasibility of CHP for Highrise Building	2005	\$11,612
City of Toronto - Parks, Forestry and Recreation Division	Use of Electric Assist Bicycles to Reduce Smog	2005	\$11,500
RiverSides Stewardship Alliance	Business Case - Rainwater Harvesting	2006	\$10,862
ACCESS Riverdale Inc.	Financing Cool Shops in Greater Riverdale	2004	\$10,000
Canadian Environmental Law Association	Follow-Up to Ontario Electricity Strategy	2004	\$10,000
Faith & the Common Good	Greening Sacred Spaces Feasibility Study	2005	\$10,000
Ontario College of Art and Design	Dynamic City Lighting	2006	\$10,000
Second Harvest	Doubling Food Waste Diversion	2004	\$10,000
Toronto Environmental Alliance	Powering Toronto's Green Future	2005	\$10,000
Toronto Atmospheric Fund	TAF Monitoring Phase II	2006	\$10,000
Toronto Atmospheric Fund	London-Toronto Exchange	2004	\$5,000
Metropolitan Toronto Condominium Corporation #1405	Promotion of Solar Thermal Pools in Condos	2006	\$3,500
<b>Mandate-Related Finance</b>			
City of Toronto - Exhibition Place	Trigeneration Project	2004	\$1,000,000
Tridel	Green Condo Loan - Phase II	2005	\$950,000
Tridel	Verve Green Condo Loan - Phase I	2004	\$475,000
tasdesignbuild	Green Condo Loan	2006	\$375,000
Toronto Hydro Energy Services	Wind Anemometer in Lake Ontario	2006	\$100,000
Moving the Economy	Bridge Financing - E.D. Salary	2005	\$50,000

# Hats off to our climate heroes

The TAF Board has been fortunate to attract dedicated expert volunteers to its committees, which, supported by staff, do much of the fund's work. The standing committees include: the Grants, Loans and Special Projects Committee, the Investment Committee, and the Mandate-related Finance Committee. During 2006, the Board established the Strategic Planning Committee to develop TAF's long-term vision. In addition, the Board established a new committee to upgrade personnel policies. The Board would like to especially thank the Toronto citizens who served on its committees, 2004-2006.



**TAF's Executive Director and Board members celebrate the launch of the photovoltaic generation plant at Exhibition Place. From left: Barbara Wilkes, Guy Burry, Julie White, Philip Jessup, Eric Melis, Rob McLeese.**

## Board of Directors – 2004-2006

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 Guy Burry (Vice-Chair)  
 Councillor Sandra Bussin (Secretary)  
 Rob McLeese (Treasurer)  
 Councillor Glenn de Baeremaeker  
 Councillor Paula Fletcher  
 Julia Langer  
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 Eric Melis  
 Beth Savan  
 Julie White  
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Supported by TAF Solicitor  
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 Donald Fraser  
 George Isaac  
 Gary Martini-Wong  
 Sheila Norman  
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 Supported by TAF Investment Advisor Kelly Rodgers.

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