

February 28, 2014

Candy Davidovits
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By email: pec@toronto.ca

Ms. Davidovits:

We are submitting this letter in support of Parks & Environment Committee Item PE26.3 on behalf of the Council for Clean Capitalism. The Council is a multi-industry group of executive leaders from top-tier corporations which aims to integrate the principles of “clean capitalism” in Canadian public policy. Our mandate is to encourage policy change along two broad themes: lowering the cost of capital so that investment will flow more easily to companies engaged in improving resource and social productivity and; altering fiscal frameworks so that the most productive actors are rewarded.

We are supportive of Item PE26.3 “Energy Reporting Requirement for Large Commercial and Multi-Residential Buildings” as it initiates a process to fill a critical information gap.

Based on our analysis of successful benchmarking requirements implemented across a multitude of U.S. jurisdictions, including New York City, San Francisco, and California State, there is a strong indication that well-designed building benchmarking requirements can help catalyze a number of economic and environmental benefits.

A more complete and standardized dataset for building energy performance will foster the integration of energy performance metrics into economic decision-making, opening the way for increased energy efficiency investments and related cost savings.

There is an emerging pool of evidence showing that more energy efficient buildings have higher employee productivity, lower turnover and higher occupancy rates, and higher property values.

A study using the CoStar database in the US concluded that LEED (Leadership in Energy & Environmental Design) certified and Energy Star-rated buildings versus non-rated buildings had 8 per cent higher effective rents (a function of both rent amount and occupancy rate) and a 13 per cent sales price premium.

Over 50 jurisdictions across the United States and Europe have set a clear precedent for the efficacy of benchmarking in generating savings and creating jobs – Toronto can learn and improve on these initiatives.

The Council for Clean Capitalism looks forward to contributing to the development and implementation of this requirement in a way that captures the full value of energy efficiency, to the long-term benefit of Toronto citizens.

Sincerely,

A handwritten signature in black ink, appearing to read "Gordon Hicks", with a large, stylized flourish at the end.

Gordon Hicks
President