



The Atmospheric Fund
75 Elizabeth Street
Toronto, ON M5G 1P4

taf.ca | info@taf.ca
@AtmosphericFund
416-392-0271

February 22, 2017
Planning and Growth Management Committee
City Hall
Toronto, ON M5H 2N2

RE: Toronto Green Standard Tier 2 for Capital Projects (PG18.3)

Dear Committee Members:

The City of Toronto is rightly recognized as a leader in green building policy, thanks in large part to the Toronto Green Standard (TGS). The TGS sets minimum sustainable design requirements for all new buildings in Toronto (Tier 1), and includes a voluntary level (Tier 2) which new developments are encouraged to achieve. Citizens and stakeholders increasingly expect the City to lead by example, and it is only natural that the City's leadership on green buildings should extend to the City's own buildings. ***TAF therefore supports the proposed application of Toronto Green Standard Tier 2 performance requirements to all new City buildings.***

As you may know, TAF has been extensively engaged with the City in the development and evolution of the Toronto Green Standard. TAF commends the City for its commitment to continuously improving the TGS. Expanding TGS Tier 2 to be applied to all new city buildings is an excellent opportunity to reduce GHG emissions and demonstrate Toronto's commitment to leading by example. Leading by example in the implementation of Tier 2 requirements will also help to build industry capacity for high performance design and construction, and encourage greater participation from private developers in the Tier 2 program.

Applying Tier 2 to new city projects is also a smart investment. As a long-term owner-operator of its facilities, the City will pay the utility costs of new facilities for 50+ years. Given the estimated payback on the incremental cost of Tier 2 is less than ten years, it is an investment that will pay for itself multiple times over the life of the buildings. Green buildings can also provide a host of other benefits, such as improved air quality and comfort, which can enhance the productivity and health of staff and other building users.

TAF urges the Committee to approve these recommendations, and furthermore to consider going beyond Tier 2 performance requirements where technically and economically feasible. New city buildings should be designed to minimize the total cost of ownership over the life of the building, and in many cases this could mean building to net-zero energy/emissions. Building a net-zero facility would be a powerful way to lead by example and demonstrate the multiple benefits of green buildings.

Sincerely,

Julia Langer, CEO, The Atmospheric Fund