February 22, 2017

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

Attention: Planning and Growth Management Committee
Councillor David Shiner, Chair

Planning and Growth Management Committee,

The Greater Toronto Chapter of the Canada Green Building Council (CaGBC) applauds the recommendations by the Chief Planner and Executive Director, City Planning Division, and the Chief Corporate Officer for City Council to direct the City's Agencies, Corporations and Divisions to apply the Toronto Green Standard (TGS) Tier 2 Core performance measures to all new buildings and additions greater than 600m^2 commencing in 2018, and to follow-up with performance evaluations of each project.

Toronto has been a leader in sustainable initiatives and development for many years. The TGS is an example of the City's commitment to reducing greenhouse gas (GHG) emissions and moving the City's building infrastructure towards a low-carbon future. We recognize that periodic adjustments are important to steadily raise the bar of sustainable building performance in our collective efforts to meet aggressive climate change mitigation commitments.

The Chapter sees an opportunity for the City of Toronto to demonstrate greater leadership by adopting higher requirements for its flagship buildings to achieve net zero carbon levels of performance, ushering in the next generation of high performance buildings. The Province of Ontario[1] and the federal government[2] have also identified a need to build to net zero levels of performance.

[1] Province of Ontario, 2016. *Climate Change Action Plan*.
http://www.applications.ene.gov.on.ca/ccap/products/CCAP_ENGLISH.pdf.
[2] Government of Canada, 2016. *Pan-Canadian Framework on Clean Growth and Climate Change*.
https://www.canada.ca/content/dam/themes/environment/documents/weather1/20170125-en.pdf.

Indeed, if all new large buildings in Canada were built to achieve a net zero carbon level of performance between now and 2030, GHG emissions from this sector would be reduced by 17 percent from 2005 levels, eliminating 7.5 megatonnes of GHG emissions annually by 2030.[3] As the largest city in Canada, the City of Toronto can set a path for others to follow.

With higher standards of performance for new City facilities, greater efforts can be directed towards existing buildings, 80 percent of which will still be in operation in 2030. Existing buildings present a key opportunity for the City to improve building energy efficiency while lowering costs. Additionally, retrofitting existing buildings through recommissioning, deep retrofits, adding renewables and fuel switching will result in dramatic GHG savings and economic benefits.[4] We have been working with Federal and Provincial governments to drive retrofit policies and incentives for Canada's existing buildings and see natural alignment for the City of Toronto to be a driver in developing Ontario's retrofit economy.

As the largest green building member-based network in the GTA, the Toronto Chapter and its members commend the City of Toronto for taking important steps to achieving greener buildings and support the Planning and Growth Management Committee's recommendations to embrace Tier 2 performance for new City buildings. We are here to support efforts to improve energy efficiency and sustainability of the built environment and are available as a resource to discuss green building benefits and opportunities.

Sincerely,

Andy Schonberger
Chair, Leadership Board

Hazel Farley
Regional Director

[3] CaGBC, 2016. *Zero Carbon Buildings Framework*.
http://www.cagbc.org/cagbcdocs/NetZero/2016_CaGBC_Zero_Carbon_Framework_Exec_Summary.pdf
[4] CaGBC, 2016. *Building Solutions to Climate Change: How Green Buildings Can Help Meet Canada's 2030 Emissions Targets.*
http://www.cagbc.org//cagbcdocs/2016_Building_Solutions_to_Climate_Change_Public.pdf.