

October 10, 2017

City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Planning and Growth Management Committee
Re: PG23.9 Toronto Green Standard Review and Update

Dear Planning and Growth Management Committee,

It is my pleasure to provide this letter on behalf of EllisDon Corporation and express our support for the City of Toronto's *Zero Emissions Building Framework* as implemented through the *Toronto Green Standard Version 3*.

EllisDon has become an industry leader in the design, construction, and operation of high-performance buildings and infrastructure, championing energy efficient practices with the goal of building commercial, residential, and industrial environments in support of Canada's emerging low carbon economy. With Ontario and Canada's recent international commitments to climate change, it will require market leaders from across sectors to not only recognize, but to address the adverse climate change implications of our physical spaces.

We now know that federal, provincial, and municipal governments are committed to transforming the buildings sector. With a growing number of incentives, impending changes in the building code, binding international commitments, and a national price on carbon, these international obligations present industry leaders in Canada with an opportunity – starting now – to get in front of the market or they risk falling behind the pace of change. At EllisDon, we understand the commitments expected of industry leaders over the coming years, but we also recognize the opportunities in the shift toward a low carbon economy. We know a transformation of markets cannot be done alone. It will take the combined efforts of governments and large corporations, as well as lateral and vertical sector collaboration. For our response, EllisDon has established the Carbon Impact Initiative as a means to educate and engage our internal teams so that collectively, industry leaders are prepared to respond to the market with a unified voice.

The Carbon Impact Initiative is about a systems approach to establishing a low-carbon built environment in Canada. It is about bringing proven industry expertise to designing and constructing hyper-efficient buildings and green infrastructure, integrating innovative smart/clean energy technologies, adopting low-carbon materials, conserving resources, and exploring ways to retrofit and adapt existing building stock to meet new performance targets. We have taken the bold step of engaging like-minded companies from across the building construction sector to develop this industry-led action plan. Our program partners include some of the largest and most influential in the sector, including BASF Canada, Enbridge Gas, Cricket Energy, WSP Group, the Cement Association of Canada, Cisco Systems, Avison Young, and Mitsubishi Electric, as well as our emerging associations with 3M, Ontario Centres of Excellence, Ernst & Young and many more.

The Carbon Impact Initiative is comprised of four action items:

- Action Item 1: Building the Next Generation of High-Performance Buildings and Infrastructure;
- Action Item 2: Developing a Carbon Accounting Tool;
- Action Item 3: Adopting Cleantech Innovation through Testing and Verification; and
- Action Item 4: Enhancing Energy Efficiency by highlighting Return on Investment

It is well understood that climate change has become a priority to the global community. Significant commitment was demonstrated in 2015 at the COP21 conference - the 2015 Paris Climate Conference - where over 190 nations signed a legally binding and universal agreement on climate; the primary outcome being the commitment to keeping global warming below 2°C, while urging efforts to limit the increase to 1.5°C.

Globally, over 40 national jurisdictions are now implementing some form of carbon pricing to combat climate disruption and manage our natural resources. Canada's Federal government has followed suit, passing legislation to have a price on carbon; our Provincial leaders are also stepping up to meet the global call to action by establishing new legislation to curb carbon emissions: Ontario and Quebec have aligned with California to establish a carbon cap and trade system and British Columbia and Alberta has successfully implemented a carbon tax structure; Saskatchewan and Alberta are emerging as global leaders in carbon capture and storage technologies.

Ontario has committed to reducing GHG emissions by 37 per cent below 1990 levels by 2030. In order for Ontario to reach these commitments, there must be a focus on buildings and infrastructure. According to the UN, buildings, on a global scale, use approximately 40% of energy, 25% of water, 40% of resources, and emit 1/3 of GHG emissions. In Ontario alone, buildings and infrastructure ranks in the top four of contributors to GHG emissions.

The implementation of the *Zero Emissions Building Framework* through the proposed *Toronto Green Standard Version 3* would be a critical component in the successful reduction of Ontario's and Canada's GHG emissions. Toronto is considered to be one of the fastest growing cities in North America, with a projected population of over 7 million people by 2050. This framework provides a holistic strategy for urban development, focusing on three priorities: energy efficiency, resilience, and GHG reduction; a much needed roadmap to ensure urban intensification is developed sustainably. Utilizing the metrics of Total Energy Use Intensity, Thermal Energy Demand Intensity, and Greenhouse Gas Intensity, ensures that there is a comprehensive set of data points to ensure success; thus, reaching one out of three targets is not enough. Furthermore, these targets will encourage supply chain transformation by promoting and demanding efficiency and sustainability in the manufacturing, innovation, delivery associated with design choices, material selection, and energy management.

Industry leaders, including ourselves and our Carbon Impact Initiative partners, want to work with The City in the development of pilot projects targeting zero carbon. We wish to work together to track emissions of these projects from design, construction, and operations, through the development of our carbon accounting tool.

EllisDon welcomes the *Toronto Green Standard Version 3*, as a vehicle in the implementation of the *Zero Emissions Building Framework*. We believe that the focused priorities and metrics are necessary if we want to transform into a low carbon economy and meet our climate change commitments. EllisDon is prepared to support this standard and framework in its implementation, promotion, and awareness.



EllisDon is a world-leading construction services company with approximately 2,500 employees that completes over \$3.5 billion in projects annually. In addition to offering traditional construction and project management consulting services, EllisDon effectively takes on client risk with a range of capital; intelligent building; virtual design and construction; and furniture, fixture, and equipment procurement services. EllisDon delivers construction expertise to clients around the world and boasts several offices across North America, the Middle East, and South America. The driving force behind some of the most original, exciting projects in the world, EllisDon has distinguished itself through innovative people and practices.

For more information, please visit www.ellisdon.com.

A handwritten signature in black ink, appearing to read 'Andrew Bowerbank', with a stylized, looping flourish.

Andrew Bowerbank

Global Director, Sustainable Building Services