

January 18, 2018

City of Toronto Budget Committee,
City Hall, 100 Queen Street West
Toronto, Ontario M5H 2N2

Re: Item BU40.1, TransformTO: 2018 Operating Budget Request

Dear Committee Members,

The Greater Toronto Chapter of the Canada Green Building Council (CaGBC) applauds the City of Toronto for approving [TransformTO: Climate Action for a Healthy, Equitable and Prosperous Toronto - Report #2 - The Pathway to a Low Carbon Future](#), but we stress the urgency of fully funding the recommendations of that report.

In the report to Council (July 2017), it was emphasized that the pace and scale of activity required to achieve the City's greenhouse gas (GHG) emission reduction target of 80% below 1990 levels by 2050 is significantly greater than our historical achievements. Buildings are responsible for roughly half the greenhouse gas emissions in the City of Toronto. As Canada's leading industry organization on high-performance buildings we are keenly aware of the responsibility we share and the challenge we face. It is unlikely that we can achieve the reductions called for in TransformTO without significant early investments.

The TransformTO modelling demonstrates that the City will need the building sector to make improvements in a short period of time. All newly constructed buildings will need to approach carbon-neutrality around 2030 and existing buildings will need an average energy use reduction of 40% or more. The years 2030 and 2050 may seem like distant milestones, but in building lifecycle terms it's a blink of an eye. Any building we construct today will be standing in 2050, and any building products or systems installed now should still be in operation in 2030 and quite probably 2050. Each opportunity we miss to reduce GHG emissions in a new building or a retrofit today ensures another 20-50 years of

unnecessary emissions production before we get a chance to correct it. And these GHG emissions will remain in the atmosphere for the next century or more.

Toronto has one of the strongest construction sectors in the world, but our capacity is limited. As these deadlines approach, it will only get more challenging and more expensive to get buildings to the required performance levels if we have not captured the low-hanging fruit today, and built the awareness, industry expertise and product/service markets required to enable the work to get done.

There are many readily available, economically feasible approaches to reduce GHG emissions in buildings today. Many of these are enabled by the programs proposed for funding from 2018-2020. Funding these programs will let us capture emissions reductions today, train the design and trades professions, build new financing and regulatory frameworks, and de-risk innovation to accelerate the pace of adoption of energy efficient building design and operation.

Fully embracing this opportunity will not only enable us to achieve or collective GHG reduction goals, but create enormous employment and economic opportunities, and position the Toronto building sector as a global leader in low-carbon building design and operations. The Canada Green Building Council's Greater Toronto Chapter and our 1400 professional members encourage Council to fully fund TransformTO starting in 2018.

Sincerely,



Andy Schonberger, P. Eng.
Chair, Greater Toronto Chapter Leadership Board



Jeffrey Ranson, MDes, HBA, CSBA
Regional Director, Greater Toronto Area, CaGBC