



REPORT FOR ACTION

Environmental Initiatives at TO Live Venues

Date: May 14, 2021

To: Environmental, Social and Governance Committee of the Board of Directors of TO Live

From: President and Chief Executive Officer

SUMMARY

The purpose of this report is to provide the Board with information on past, current and future environmental initiatives at TO Live venues.

RECOMMENDATIONS

The President and Chief Executive Officer recommends that the Board of Directors of TO Live receive this report for information.

FINANCIAL IMPACT

Some future environmental initiatives detailed in this report are currently unfunded and funding sources will need to be secured before these items may proceed. Management is researching available funding options to allow this work to occur in 2022/23.

DECISION HISTORY

None.

COMMENTS

TO Live has undertaken several environmental related initiatives over the past few years at its three venues, Meridian Arts Centre (MAC), Meridian Hall (MH) and the St. Lawrence Centre for the Arts (STLC). Many of these initiatives involved energy reduction strategies with the primary goal of reducing operating costs. A select list of past initiatives include:

- Steam condensate recovery project: STLC/MH
- STLC roof replacement with an eco-roof
- Large portions of MH roof replaced with an eco-roof
- Boiler sequence controller installation: MAC
- General improvements to pipe insulation across all venues
- Relocation of a fresh air dampers at MH
- LED retrofit program at MH in public areas
- Rolling replacement of theatrical lights fixtures with LEDs across all venues
- Replacement of humidification pumps: MAC
- Full upgrade of air handling units and controls at MH
- Installation of viable frequency drives on most pumps and motors across all venues
- Replacement of most insulated glass units at MH
- Use of environmentally friendly ice melter at all venues
- Various building automation and control systems upgrades across all venues

In addition to past initiatives, TO Live is also actively undertaking a series of projects with an environmental component. These projects include:

- A multiyear program to replace and refurbish the MAC roofs with eco-friendly roofs where feasible
- A waste reduction program across all TO Lives venues
- Replacement of the boilers at the MAC.

Pending future budgetary approval, Management hopes to move forward with the following initiatives in the next one to three years:

- Conversion of George Weston Recital Hall house lights to LED: MAC
- Cooling tower and chiller replacements: MAC/MH
- Renewal/Retrofit of Air Handling Units: MAC

While all of the above-noted initiatives have positive environmental impacts, many of them are driven by the results of each venue's building condition assessment which largely considers major capital expenses on the need for replacement or repairs versus any specific environmental lens or with larger environmental goals or KPIs.

Meridian Hall is currently undergoing a building condition assessment (BCA), and with that Management has included a Level 2 ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers) Energy Audit. This audit will allow TO Live to consider quantifiable positive climate impacts of certain projects when prioritizing project work for Board consideration.

The introduction of the ASHREA Level 2 Energy Audit into current and future BCA's will provide TO Live with a wider lens in considering its environmental impact, however Management still desires a broader view of the entire organization as a basis to make future decisions and set benchmarks for improvements and the establishment of future environmental related KPIs.

With the desire for a broader view of its environmental impact and future direction, Management is researching a scope of work to develop a future RFP for a company(ies) to perform a full environmental audit of TO Live venues, the outcome of which will determine our current strengths and any required areas of improvement. The audit(s) will allow for the creation of KPIs to measure areas such as waste diversion, energy efficiency and water conservation. Additionally, it is anticipated the audit will establish a foundation in which to integrate environmental awareness into regular business decisions such as determining the scope of capital projects, establishment of a green supply chain and product stewardship. Preliminary estimates put the cost of this audit to be between \$90,000-\$150,000, dependant of the final scope of work. This initiative is currently unfunded and TO Live is researching available funding options to allow this work to occur in 2022/23.

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