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June 25, 2021

PH25.17 Toronto Green Standard Review and Update

To the Planning and Housing Committee,

We are writing this letter in **strong support for the Toronto Green Standards V4**, which has been submitted for approval by the Planning and Housing Committee and eventually to City Council. We are both faculty at the University of Toronto working actively in the sustainable buildings field, including joint work on measuring environmental performance and human wellbeing in the built environment. We both have a demonstrated track record of research in this area and many internationally peer-reviewed journal publications

We believe that **TGS V4 is a highly important step towards achieving zero emission goals** in new construction. Of particular importance is turning the current voluntary Tier 2 energy/carbon targets into mandatory Tier 1 targets. This tiered approach, and the shifting of the tiers over time, are very important components of the TGS approach, and rightly lauded in the literature and in other cities. We also applaud the strengthening of requirements on embodied carbon and EV charging requirements.

TGS V4 follows the path to zero laid out in the Zero Emissions Building Framework developed by the City and TAF, and is consistent with the pace and direction for new construction set out in Toronto's Transform TO climate strategy (near zero by 2030). It is critical that we adhere to this strategy on this timeline to do our part in reducing GHG emissions to avoid a global temperature increase beyond 2°C.

We would also like to take this opportunity to suggest that crucial to the success of TGS with respect to the new Tier 2 and 3 levels are adequate incentives as well as monitoring and enforcement to ensure these targets are operationalized. To achieve our climate goals, industry

leaders should be incentivized to participate in Tier 2 and 3 projects which in turn demonstrates the feasibility of these targets and promotes up-skilling in the broader industry. The City should also consider increasing development charges to keep pace with the incremental costs of achieving these standards, and specifically work to improve monitoring and enforcement.

It is well understood that many buildings do not meet their design performance targets and while having stringent targets is essential, ensuring we actually meet them in practice is even more important to achieving our climate change mitigation goals. Thus, we propose demonstrated compliance metrics such as energy use intensity to be reported following the first years of occupancy.

We hope you'll take this important step forward and continue the legacy of Toronto as a leader in building performance standards

Sincerely,

A handwritten signature in black ink, appearing to read 'JR' with a long horizontal stroke extending to the right.

John Robinson
Professor

A handwritten signature in black ink, appearing to read 'M Touchie' in a cursive style.

Marianne Touchie
Assistant Professor