



GW 2025 COLLABORATION SERIES

# GREEN WILL INITIATIVE

Session 1: Net Zero Guidance Materials & Deep Retrofit Challenge Resources

## INTRODUCTION

The Green Will Initiative (GWI) launched its 2025 Collaboration Series with a focused session exploring two pivotal resources that support Toronto's Net Zero Existing Buildings Strategy: the Net Zero Guidance Materials (NZGM) and the Deep Retrofit Challenge Resources (DRC). The event featured presentations, interactive polling, and breakout discussion groups.

## GW 2025 MEMBER ORGANIZATIONS IN ATTENDANCE

- Canadian Blood Services
- CAPREIT
- Concert Properties
- Crown Realty Partners
- Dream
- Epic Investment Services
- Exhibition Place
- George Brown College
- Hazelview
- Holt Renfrew
- InterRent REIT
- Menkes
- Minto
- Oxford Properties
- Realstar
- Sick Kids
- Starlight
- Sunnybrook
- Toronto Catholic District School Board
- Toronto Metropolitan University
- Triovest
- University Health Network
- University of Toronto
- Woodbourne
- York University

## GREEN WILL INITIATIVE (GWI) UPDATES

### CIET Training:

- Three upcoming training sessions were announced, with registration ongoing. A new six-month scheduling format aims to support member planning needs.

### Recognition Program:

- Program staff shared that 11 GW 2025 Member Organizations have been awarded through the Recognition Program thus far, with several members receiving recognition in multiple categories.
- Members were reminded to apply for quarterly recognition under the Advocate, Collaborator, or Mobilizer categories. The application portal for Q2 2025 will remain open until June 13.

### Interactive Polling Highlights:

- 50% of attendees primarily worked with multi-unit residential buildings (MURBs), while 38% worked in office/commercial, and 17% in institutional/education facilities.
- Corporate mandates (29%) and cost savings (24%) led the motivations for engaging in net zero work, with regulatory compliance also playing a strong role (24%).
- The most frequently cited obstacles of getting to net zero were cost, capital, budget constraints, and ROI. Additional barriers included power grid limitations and technology adoption.



## NET ZERO GUIDANCE MATERIAL

Sacha Klein

Project Lead, City of Toronto

- The Net Zero Guidance Material (NZGM) were developed to support the City of Toronto's Net Zero Existing Buildings Strategy, providing accessible, phased guidance for owners and operators across sectors.
- These evergreen resources aim to build sector-wide carbon literacy and offer practical pathways to retrofit planning.

### Four Phases of NZGM:

- Introductory Guide – Outlines net zero goals, decarbonization benefits, and foundational retrofit concepts.
- Sector-Specific Guides – Tailored recommendations based on ten archetypal Toronto buildings across MURBs, commercial, institutional, and residential types.
- Technology Guides – Detailed overviews of systems like envelope upgrades, heat pumps, and controls, with co-benefit and cost impact insights.
- Retrofit Tools – User-friendly calculators and checklists to support decision-making and consultant engagement.

### Learn more:

- Please review [The Introductory Guide](#) for an overview of the project and associated resources.
- All four phases to be released publicly in the near future.
- Reach out to [bbp@toronto.ca](mailto:bbp@toronto.ca) if you would like early access to any of the specific guides or tools.



## DEEP RETROFIT CHALLENGE RESOURCES

Alex Kalopsis

Project Manager, City of Toronto

- The Deep Retrofit Challenge (DRC) is a performance-based incentive program supporting deep retrofits through up to \$5 million in federal NRCan grants.
- Targeting high-impact energy and emissions reductions, the challenge aims to accelerate market adoption and inform future policy and standards.

### Criteria for Participation:

- Ontario Building Code Part 3 buildings (600m<sup>2</sup> or greater three storeys).
- Minimum 50% reductions in both GHG emissions (City requirement) and EUI (NRCan).
- Maximum payback period of 20 years.
- Incentives capped at \$200/m<sup>2</sup> of gross floor area or 25% of the total project costs. Up to a maximum of \$500,000.

### Key Takeaways:

The current cohort, composed entirely of apartment buildings, has provided key insights:

- Incentives are important for financial viability.
- "Easy wins" dominate unless deeper investments are encouraged.
- Assembling the right team and completing the first project sets the foundation for continued progress.

### Learn more:

- Please visit the [Deep Retrofit Challenge website](#) to view Project Profiles and the Video Series.
- Case studies will be published following project completion and measurement and verification.