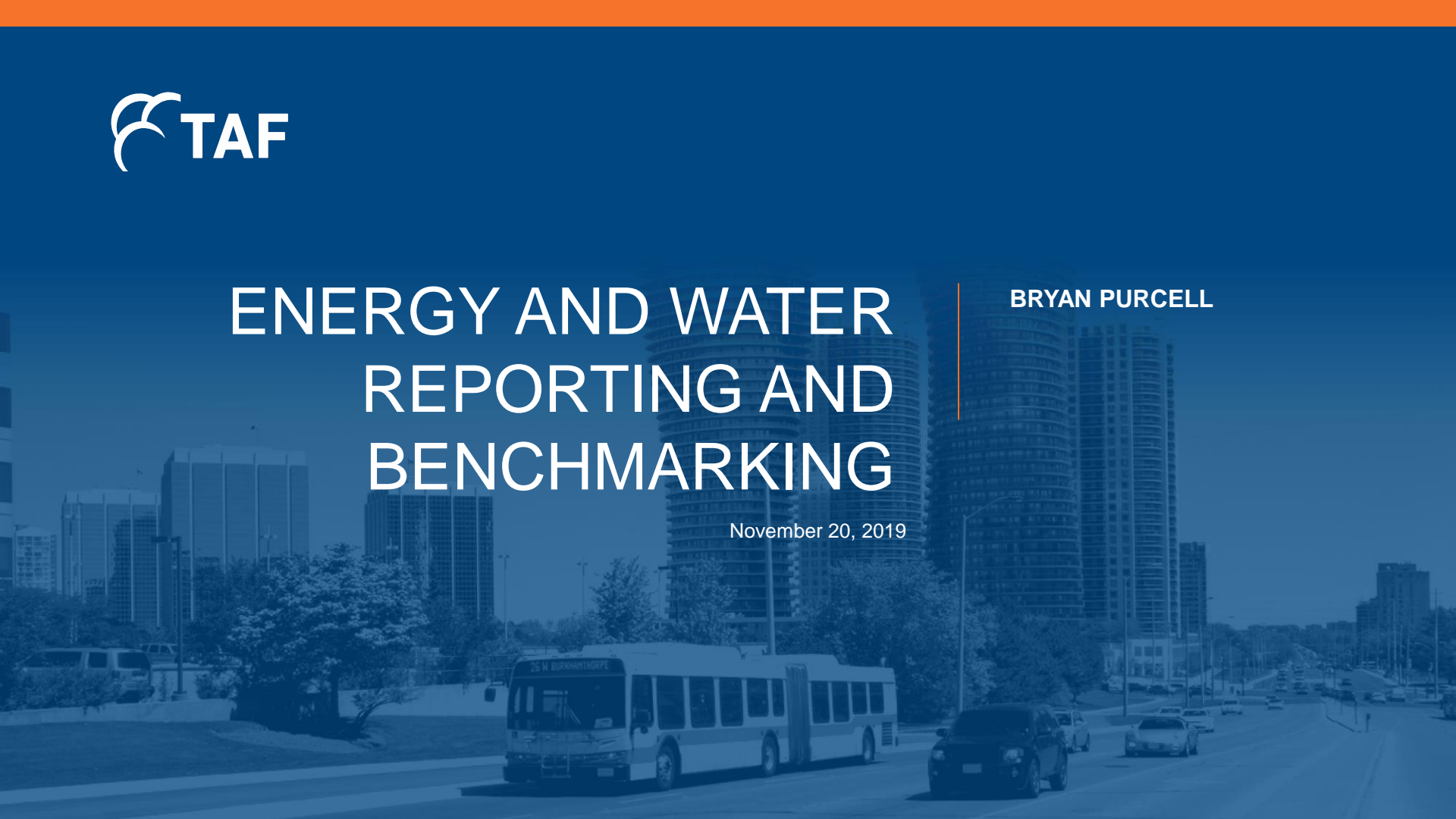




ENERGY AND WATER REPORTING AND BENCHMARKING

BRYAN PURCELL

November 20, 2019





REDUCING CARBON IN THE REGION

Founded in 1991, The Atmospheric Fund (TAF) invests in urban climate solutions to reduce carbon emissions and air pollution.

AGENDA

1. What is EWRB
2. Benefits of EWRB
3. Why EWRB is an important tool
4. Background on the current regulatory details
5. New proposal from province
6. TAF's concerns about the new proposal
7. Group discussion & Next steps

ENERGY AND WATER REPORTING AND BENCHMARKING (EWRB) – O. REG 506/18

- Requires buildings to report energy use, water use, and carbon emissions
- Cover most privately owned buildings >50K ft²
 - Exemptions for data centres, television studios, trading floors, and some industrial facilities.
 - Broader public sector covered by separate regulation
- Requirements phased in over time, beginning with largest facilities
- One-year grace year before data becomes public

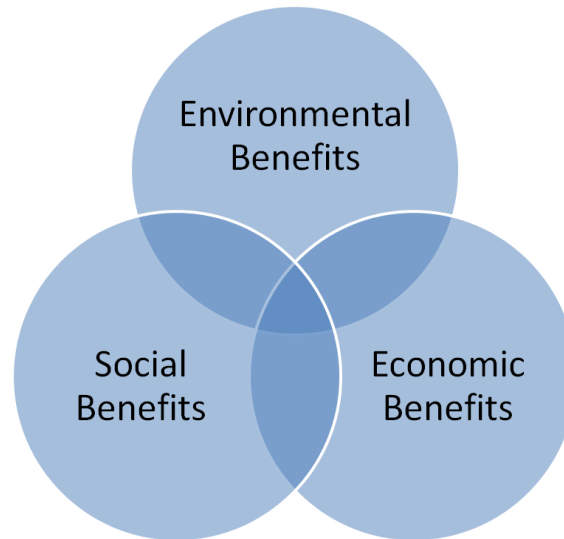
PHASE IN SCHEDULE

The program is currently in Year 2 of a three-year rollout.

Year	Non-Residential Buildings	Multi-Residential Buildings
Year 1 (2017 data in 2018)	250,000 ft2 and up	
Year 2 (2018 data in 2019)	100,000 ft2 and up	100,000 ft2 and up
Year 3 (2019 data in 2020)	50,000 ft2 and up	50,000 ft2 and up

BENEFITS OF EWRB

Benchmarking policies generate significant environmental, social, and economic benefits.



ENVIRONMENTAL BENEFITS OF EWRB

- **GHG Reduction**
 - Estimated potential to avoid more than 1,000,000 TCO₂e/year when fully implemented (GTHA)
- **Air Quality**
 - Outdoor air pollution from energy use in buildings accounts for 190 premature deaths and 400 hospitalizations every year (Toronto)

SOCIAL BENEFITS OF EWRB

- **Housing affordability**
 - Energy & utilities account for approximately one-third of operating expenses for condo and apartment buildings
 - Improved energy performance = improved housing affordability
- **Consumer protection**
 - Buying a condo is an enormous financial commitment, but consumers have little information about energy performance
 - EWRB makes information about a building's energy performance transparent, allowing would-be buyers or lessees to factor into purchase decisions
- **Investor protection**
 - Real-estate investors lack information about the energy performance of buildings they may consider buying or leasing space in
 - EWRB provides investors with accurate info on building performance, protecting investors and creating stronger market pressures for efficiency

ECONOMIC BENEFITS OF EWRB

- **Green jobs**
 - Stimulate additional investment in energy upgrades
 - Create and sustain employment in skilled trades
 - Estimated potential for adding up to 10,000 person years of employment by 2035 (Toronto)
- **Energy savings**
 - Potential cumulative energy savings of \$1.9B by 2035 (Toronto)
- **International competitiveness**
 - Enhances energy productivity
 - Makes the region a more affordable place to live, work and invest

WHY EWRB IS AN IMPORTANT TOOL

- **Policy design**
 - Achieving 2030 and 2050 GHG targets will require bold new policies in future
 - EWRB provides detailed picture of building energy performance and how it changes geographically, by sector, and over time, informing policy design
- **Program targeting**
 - Allows programs, incentives, or financing to be targeted directly at the worst performing buildings, saving time and money and improving results
- **District energy and community energy planning**
 - Achieving 2050 targets will require energy planning on neighbourhood and district scales
 - Building performance database allows optimization of district energy and sustainability infrastructure at the community level, zoning and planning decisions, etc.

NEW PROPOSAL FROM PROVINCE

The Ministry of Energy, Northern Development and Mines has proposed to amend O.Reg. 506/18 to exempt buildings under 100,000 ft².

The rationale for the proposed amendment is to reduce compliance costs on businesses by an estimated \$300/year.

The deadline to submit comments is **December 12**.

TAF'S CONCERNS ABOUT THE NEW PROPOSAL

- Buildings under 100,000 ft² account for 55% of the buildings that were expected to participate in the program
- The proposed changes could reduce the impact of the policy by 38%, equivalent to more than 428,000 TCO₂e/year when fully implemented
- Lack of access to data is a key barrier to community energy planning, policy and program design, and growing investment in energy efficiency

DISCUSSION AND NEXT STEPS

CONSULTATION DEADLINE: DECEMBER 12

CONSULTATION LINK: [HTTPS://WWW.ONTARIOCANADA.COM/REGISTRY/VIEW.DO?LANGUAGE=EN&POSTINGID=30347](https://www.ontariocanada.com/registry/view.do?language=en&postingid=30347)

THANK YOU

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Photo credit: Places to Grow Gallery, Ontario Ministry of Municipal Affairs