

## Insights Uncovered at the 2023 Dan Leckie Forum

### *Advancing Building Performance Standards in the GTHA*

*On October 10, 2023, The Atmospheric Fund convened the Dan Leckie Forum to advance Building Performance Standards (BPS) in the Greater Toronto and Hamilton Area (GTHA). TAF welcomed 50 municipal staff and councillors, tenant and condo representatives, building and financial industry professionals, and more. We heard presentations from experts from the City of Vancouver, Washington D.C., City of Toronto, and Canadian Environmental Law Association. In breakout groups, we discussed key challenges and opportunities related to policy design, affordability and equity, and industry readiness. Below is a non-exhaustive summary of discussion themes and insights:*

#### **1. Affordability and Equity**

- Ensure BPS is designed to maintain or improve housing affordability.
- Revenue from non-compliance fees can be used to support and prioritize low-income and affordable housing retrofits.
- Engage residents and share the benefits of upgrades.
- Explore potential for job training and employment opportunities related to local retrofits.

#### **2. Performance Targets:**

- Base performance targets on carbon emissions, energy efficiency, or a combination of both.
- Consider integrating targets beyond carbon and energy, like maximum temperature limits or resilience standards, or green infrastructure that creates health and other community benefits.
- Building electrification can help manage extreme indoor temperatures (e.g., transitioning space heating to heat pumps also provides efficient cooling).

#### **3. Phasing Requirements for Different Building Types and Sizes:**

- Recommend a phased approach to policy implementation, balancing impact and ease of implementation.
- Encourage a data-driven approach to prioritize retrofitting the worst-performing buildings and larger structures based on their environmental impact.

#### **4. Consistency and Collaboration:**

- Encourage the development of provincial or national standards to ensure consistent policies across municipalities. Promote uniform metrics and consistent language.
- Emphasize the importance of engagement and collaboration from stakeholder experts from different sectors. But don't drag consultation out for too long.
- Explore alignment and synergy between BPS and the forthcoming alterations to Existing Buildings code updates.

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## 5. Support and Education:

- Advocate for federal, provincial, and city financial support to address the scale of the issue and earmark funds for BPS. Special support is needed for early adopters to set industry standards.
- Industry needs clarity and education for problem-solving and speed of implementation.
- Engage the insurance industry to explore and promote how complying with BPS could lead to lower insurance premiums.
- Provide accelerator services to support owners in undertaking retrofits to meet targets while maximizing health and resilience benefits.

## 7. Compliance and Incentives:

- Financial institutions should be encouraged to create financing products like Green Loans to promote retrofits.
- Explore a variety of financial models, including fines, revenue streams from renewable energy projects, and private sector investment.
- Emphasize the importance of effective data collection and analysis to ensure compliance.

If you have insights to add or would like to be part of future consultations, get in touch with Evan Wiseman, Senior Manager, Climate Policy at [ewiseman@taf.ca](mailto:ewiseman@taf.ca)