

Re: Update to the Green Development Standards

April 8, 2024

Dear City of Mississauga Planning and Development Committee:

Efficiency Canada is the national voice for an energy efficient economy. Our mission is to create a sustainable environment and better life for all Canadians by making our country a global leader in energy efficiency policy, technology, and jobs. Efficiency Canada is housed at Carleton University's Sustainable Energy Research Centre, which is located on the traditional unceded territories of the Algonquin nation.

We are writing to you in support of updates to Mississauga's Green Development Standards (GDS) as described in the body of the report dated March 20, 2024, from the Commissioner of Planning and Building.

Addressing energy efficiency and resilience in new construction through GDS is one of the best actions the City of Mississauga can take to advance its Climate Change Action Plan and to realize its goal of becoming a net-zero community. The updated measures represent a unique opportunity in the building's lifecycle to limit emissions arising from building operations. Particularly as it addresses those buildings most likely to be constructed in the coming decade—Low-Rise Multi-Unit Residential, Mid-Rise and High-Rise Residential, Institutional and Commercial, and Industrial units. The updated GDS also serves to enhance energy efficiency and building resiliency as identified as action 3-1 in the city's Climate Change Action Plan.

Municipal standards protect building owners and occupants

As municipalities across Ontario grapple with the affordable housing crisis and an anticipated surge in new construction, tools like Mississauga's updated GDS are needed to ensure Ontario's families and businesses benefit from greater comfort, healthier indoor environments, and energy related savings for the life of the building. GDS are one of the key tools municipalities can use to encourage better

performing buildings that safeguard building owners and families against higher operational costs, structural issues related to moisture, and other issues affecting occupant comfort and health. Moreover, these municipal energy and sustainability standards ensure that those who actually use the buildings are not stuck with higher cost and lower quality buildings that will be difficult and costly to retrofit in the coming years.

GDS support community priorities

We believe that the recommended GDS update will encourage investments directed towards better performing buildings and immediately bolster the capacity and effectiveness of Mississauga's buildings sector workforce. Over the long-term, these investments can also lock-in the structural changes that reduce greenhouse gas emissions and directly contribute to Mississauga's sustainable future.

Capture immediate and long-run benefits through GDS

We applaud staff and Council's recognition of the need to update the existing GDS to include energy and resilience considerations as a way to meet the city's commitment to developing complete, healthy, and sustainable communities. These updates to the city's GDS clearly recognize that sustainability is a holistic pursuit influenced by our relationship with energy and other natural resources and uniquely affects our health, mobility and socio-economic opportunities. Moreover, they position Mississauga alongside leading municipalities across the GTA that have established GDS programs to support their climate change objectives. These leaders include the City of Toronto, The City of Pickering, and the Town of Whitby.

We would be pleased to discuss further how the recommended updates can help the buildings sector lead Mississauga's transition to a low-carbon future.

Sincerely,



Kevin Lockhart
Director of Buildings Policy
Efficiency Canada

