

**FURTHER TO SUSTAINABLE COMMUNITIES BOARD MEETING #5/04**  
**To be held Friday, October 1, 2004**

**Pages**

**SECTION I - ITEMS FOR AUTHORITY ACTION**

**LISTED ON AGENDA AS REPORT TO FOLLOW**

**7.4 THE LIVING CITY CENTRE**

Enerlife Consulting Partnership and Contract Services

12-15

**TO:** Chair and Members of the Sustainable Communities Board  
Meeting #5/04, October 1, 2004

**FROM:** Brian Denney, Chief Administrative Officer

**RE: THE LIVING CITY CENTRE**  
Enerlife Consulting Partnership and Contract Services

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**KEY ISSUE**

Business Partnership with Enerlife Consulting and approval of contract services for pilot programs.

**RECOMMENDATION**

**THE BOARD RECOMMENDS TO THE AUTHORITY THAT Toronto and Region Conservation Authority (TRCA) staff be directed to continue to work with Enerlife Consulting to develop new programs for The Living City, namely, Home Energy Clinic™, Green Community Design and Residential Housing, Sustainable Communities Development and Sustainable Schools;**

**THAT Enerlife Consulting be retained to complete project management and implementation of these projects at a multi-year cost not to exceed \$642,166 plus GST, subject to available funding;**

**AND FURTHER THAT staff report back with an update of the status of the business partnership with Enerlife in one year.**

**BACKGROUND**

TRCA has had a working relationship with Enerlife since 2002, when Enerlife was retained to assist with the Kortright Building Assessment. Work continued with Enerlife in 2003 and 2004 on the development of The Living City Centre concept and the implementation of two pilot projects -- Mayors' Megawatt Challenge and Greening Health Care.

At Authority Meeting #8/04, held on September 24, 2004, the resolution in regards to The Living City Centre at Kortright was approved as follows:

*THAT Enerlife Consulting be retained to complete project management services in accordance with Phase III of their proposal to support the realization of The Living City Centre, at a cost not to exceed \$266,300, plus GST, in 2004, subject to available funding.*

Enerlife Consulting has worked closely with TRCA staff to develop new program concepts, raise funds, initiate pilot projects and deliver new programs. The relationship is in transition from primarily contractual to more of a business partnership. This type of new partnership is consistent with the TRCA Business Excellence objective of pursuing "continuous improvement in the development and delivery of all programs", in this case, a public-private partnership.

The business partnership has evolved this way because of the shared interest in the success of The Living City initiative and the program outcomes. In this partnership, both parties share in the risks -- financial, reputation and others -- that accompany the development of innovative programs. The result of the partnership is a seamless transition of collectively working on program development, identification of funding partners, securing funds and implementation.

In this way, both parties have a vested interest in the success of a program at each stage of development. Failure at one stage in the process can be compensated by success in another, providing a significant level of efficiency and effectiveness. It is expected this relationship will evolve into a more formal business relationship in 2005 or 2006 as programs move forward.

## **RATIONALE**

As an integral part of the implementation team for The Living City programs, Enerlife has worked closely with TRCA in developing concepts for programs, forming partnerships, procuring funding and implementing programs. Enerlife Consulting provides a depth of expertise in energy efficiency and green buildings, two strategic directions for new TRCA programs. Enerlife also has important connections in business as well as government.

In order to successfully carry out the new initiatives described here, it is necessary that Enerlife and TRCA maintain a close working relationship at each step in program development and implementation.

## **DETAILS OF WORK TO BE DONE**

Four key programs under development include the Home Energy Clinic™, Green Community Design and Residential Housing, Sustainable Communities Development and Sustainable Schools. The development of these programs is expected to extend over the next two to three years.

### **Home Energy Clinic™**

The Home Energy Clinic™ provides a complete solution for customers who wish to make energy efficiency improvements to their homes, but do not know where to start. The Home Energy Clinic™ provides them with what they need to find out about the energy efficiency of their house, book an energy audit, purchase and finance the products and services they need to implement improvements, learn how to perform the work and apply for incentive payments. The Home Energy Clinic™ can also help contractors working with homeowners to install energy efficiency projects.

Initially the Home Energy Clinic™ web-based resource is being rolled out in partnership with Home Depot in Ontario towards the end of 2004. The program will be rolled out to the rest of the country following a test period of a couple of months. A pilot program testing at an in-store kiosk for access to the Home Energy Clinic™ is tentatively planned for early 2005. Projected expenditures for this project are approximately \$356,858. Home Depot has made a pledge of \$230,000 and staff are actively pursuing funding sources for the remaining \$126,858.

### **Green Community Design and Residential Housing**

This is a research project that will be conducted in partnership with the Canada Mortgage and Housing Corporation (CMHC). The goal of the project is to develop an understanding of the marketplace for green community design and green residential housing construction in order to facilitate the creation of an action plan for increasing the application of best practices in a local municipality.

In developing an action plan to accelerate market transformation towards best practices in green community design and green residential housing construction in the City of Vaughan, the project will:

1. Create a framework outlining best practices in green community design and green residential housing construction.
2. Benchmark the current state of best practices in green community design and green residential housing construction in the City of Vaughan.
3. Define the barriers to, and levers for, promoting more extensive market penetration of best practices.
4. Create a plan for accelerating and monitoring the use of best practices within the City of Vaughan.
5. Publish the results on TRCA's website and promote them to individual municipalities.

The project will be undertaken in the City of Vaughan but the results will be applicable to other municipalities in the Greater Toronto Area (GTA) and across Canada. Funding of \$24,950 for this project will be provided by CMHC through their External Research Program.

### **Sustainable Communities Development**

The Sustainable Communities Development program brings together public- and private-sector leaders with project managers working on sustainable development projects to characterize and share best practices in sustainable design. The aim is to provide realistic solutions for implementing sustainability at the community level. The program will create a living web-based framework of best practices aimed at benchmarking and raising the bar for what can be achieved in sustainable community planning and design. The framework will be grounded in actual applications in use on the various projects and developed in consultation with corporate leaders from builders and developers, along with their counterparts from municipal and regional governments. Structured interviews will be conducted with leaders of these projects to better understand the state of current practices. The results of these interviews will be used to establish the web-based resource as a knowledge base for defining and monitoring practices, progress and outcomes.

A preliminary work plan and budget have been developed for this project. Expenditures for this project are expected to be in the range of \$123,000. The Remedial Action Plan (RAP) has made a commitment of \$15,000 for this project and staff are actively pursuing other funding sources.

## Sustainable Schools

The Toronto region is experiencing considerable growth. As urban development continues, schools are at the heart of both established and newly-formed communities. Sustainable school facilities can demonstrate and inspire the development of sustainable local communities, while contributing to the education of future generations of environmentally aware citizens. The Living City's Sustainable Schools program promotes and supports the construction and operation of exceptional schools through widespread adoption of the best in current green building design, technology and practices. The benefits of sustainable school facilities include: lower energy, operating and life-cycle costs; reduced greenhouse gas emissions and environmental impact; healthy, productive working and learning environments; raised skill levels of design, construction and building operations professionals; and, demonstration of green building and sustainable community design principles to other sectors.

The Sustainable Schools program brings together owners and design teams of high schools which are under development for opening in 2006-7, to work together on designing, building and operating exceptional educational facilities. In 2004, activities are focused on benchmarking the energy use in recently constructed schools in the GTA and from across Canada.

Expenditures for Phase I in 2004 are projected to be between \$25,000 and \$45,000. The Ministry of Energy, Science and Technology has committed \$24,500 for this phase of the project and is interested in funding subsequent phases. The estimated funding requirement for all four phases of this project is \$265,000. Staff are actively pursuing funding sources.

## FINANCIAL DETAILS

Program	Estimated Program Cost	Estimated Enerlife Fees and Disbursements	Description of Program
Home Energy Clinic™	\$356,858	\$297,382	A web-based resource for customers which helps them make energy efficiency improvements to their homes.
Green Community Design and Residential Housing	\$24,950	\$20,791	A research project into the green community design and residential housing construction which will result in an action plan for applying best practices.
Sustainable Schools Development	\$265,000	\$220,833	A collaborative program which brings together owners and design teams for schools to work together in applying green building design, technology and practices.
Sustainable Communities Development	\$123,793	\$220,833	A program which brings together public- and private-sector leaders to characterize and share best practices in sustainable community design.
<b>Total</b>	<b>\$770,601</b>	<b>\$642,166</b>	

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