

From: Gail Faveri
Sent: Saturday, September 28, 2024 11:28 AM
To: Cassar, Craig <Craig.Cassar@hamilton.ca>
Subject: New buildings should be built green from the start

External Email: Use caution with links and attachments

Dear Mayor Horwath and members of the Planning Committee,

The City of Hamilton has to adopt more ambitious Green Development Standards (GDS).

I has a air heat exchanger installed in two bedroom Hamilton Mountain bungalow - it looks like an air conditioner on steroids. My gas bill reduced by one fifth, and my electrical bill only increased marginally. Heat pumps are the way of the future.

New technologies like heat pumps are far more energy and cost efficient for heating and cooling homes compared to a conventional approach that uses two separate appliances, like AC units and gas-burning furnaces. Making homes more efficient benefits residents by reducing annual heating and cooling bills while also benefiting everyone by reducing methane pollution and Greenhouse Gas (GHG) emissions.

Even more efficient are district geo-thermal heat exchangers, where pipes are installed underground, say under a playing field, and circulate hotter or cooler liquids to maintain comfortable interior temperatures in nearby buildings.

The best time to install an efficient heating and cooling solution is right from the start. During construction, the installation cost of a heat pump is on cost parity with the total installation cost of both an AC and gas furnace.

Retrofits after construction such as mine are significantly harder: they can be too expensive for homeowners to afford, beyond the ability of tenants to control, and too costly for the municipality to fully finance through tax dollars.

Therefore, I'd like to encourage the Planning committee to ensure that Hamilton's upcoming Green Development Standards incorporate the following two recommendations to make sure that going forward our buildings will be green and future-ready:

1. The City of Hamilton should adopt more ambitious emissions intensity limits that would eventually lead to non-emitting heating systems, in alignment with the City of Toronto's GDS. To do this:
 - a) Hamilton's Tier 1 should be mandatory in 2026 and include Greenhouse Gas Intensity (GHGI) limits of 8-10 kgCO₂/m²/yr for all building types, including low-rise residential (matching Toronto's Tier 2 levels coming into effect in 2025).
 - b) Hamilton's Tier 2 should become mandatory in 2028 and include GHGI limits of 4- 5 kgCO₂/m²/yr for all building types, including low-rise residential (matching Toronto's Tier 3 levels coming into effect in 2028).
2. The City of Hamilton should include the same emissions intensity limits for low-rise residential development from the beginning, in line with all other building types.

As Hamilton plans to build almost 50,000 new homes by 2031, these homes ought to be climate-friendly, healthy, and affordable to maintain, rather than a source of increased community-wide emissions.

The Planning Committee and its staff are taking an important step in developing GDS. Please make sure the Standards are effective in helping Hamilton control its emissions and make life a little more affordable for its residents.

Sincerely,
Gail Faveri