



September 30, 2024

Planning Committee

City Council

City of Hamilton

By email: clerk@hamilton.ca

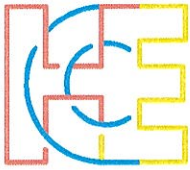
Re: HCE Written Delegation to: "Green Building Standards (PED24114) (Urban Areas – City Wide)"

Climate change, urban development and digital transformation present our community with unprecedented challenges and opportunities. The City of Hamilton's intention to adopt Green Building Standards (GBS) is a testament to this. Hamilton Community Enterprises (HCE) appreciates these efforts and commends this significant step towards sustainability and resilience. HCE supports the goals of the GBS policy, as decarbonizing Hamilton aligns with our company's ethos.

As a wholly-owned subsidiary of the City, HCE is uniquely positioned to provide transformative, community-centric solutions. Leveraging our expertise in integrating thermal energy, renewables, and data technologies, we are actively working to expand Hamilton's District Energy System while reducing our carbon footprint and growing our purpose-driven offerings. Our shared goal is clear: enable growth, promote sustainable development, and create resilient communities.

Our District Energy System (DES), founded in 2002, was established with the clear goal of reducing greenhouse gas emissions in Hamilton's downtown. The system has proven to be effective and highly reliable. It has the capacity to grow as the Hamilton downtown continues to intensify, making a significant contribution to a healthier environment.

The proposed GBS must encourage the connection and growth of the existing network. A DES is inherently scalable, and as it grows and adds customers, the costs of decarbonization, expansion, and investment are shared amongst a more extensive base, leading to lower individual costs for all customers of the DES system. To achieve this, HCE recommends revising the draft GBS to recognize that any new building within the



Downtown Hamilton Commercial District Community Improvement Project Area (CIPA) that connects to HCE's DES will be deemed GBS compliant.

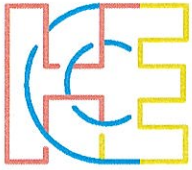
HCE firmly believes that a high level of encouragement is necessary to ensure the growth of the DES system. This growth will benefit the system's users and the City, leading to renewed downtown infrastructure, reduced GHG emissions through affordable low-carbon energy, and a sustainable community.

Our commitment to reducing greenhouse gas emissions and the role district energy plays in building vibrant, healthy, and modern communities is unwavering. Our current emphasis is not only on efficiencies but also on conservation measures to reduce the demand for energy through digitization/AI and using energy effectively by reducing waste through energy harvesting and sharing. Our DES is critical to accomplishing these goals—a highway for thermal energy and a pathway to develop a better-built environment.

Hamilton's DES is more important now than ever, as projections have the province facing an energy shortfall; District Energy enables fuel sources to easily evolve to alternative low-carbon energy sources incorporating energy storage that will decarbonize not only new development but existing buildings on the system as well. District Energy is a next-generation Distributed Energy Resource (DER) that overcomes carbon lock-in, which occurs when opportunities to build using low or zero-emissions methods are missed. For this reason, cities across Canada are joining the rest of the world in exploring DES as a prime decarbonization, energy resiliency and economic development pathway.

While additional incentives, such as Revitalizing Hamilton's Commercial Districts CIP incentives program, could assist in adoption and use, HCE does not believe these alone are enough and would encourage the adoption of streamlined building approval processes for developers connecting to the DES to ensure the benefits of expanding the existing DES are realized.

Finally, it must be remembered that unlike Toronto, upon which Hamilton's GBS have been modelled, or many of the other GTHA municipalities with which our proposed GBS has been compared, Hamilton has a DES that is a community-owned asset that can assist Hamilton in reaching the goals of the new proposed Green Building Standard. As such, the



City's proposed GBS must actively support and encourage its District Energy System and, conversely, not detract in any way that would impede its growth.

HCE looks forward to continuing its engagement with the City of Hamilton's Green Building Standard team to advance this conversation. Please do not hesitate to contact me for further information or discussion.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeffrey Cowan', written over a light blue horizontal line.

Jeffrey Cowan

President and CEO

Hamilton Community Enterprises