

The Green Will Initiative (GWI) is a City of Toronto program that drives public and private sector building portfolios across Toronto to net zero greenhouse gas (GHG) emissions. This program is supported directly by the Mayor's Office. The Green Will Initiative was announced by Mayor John Tory prior to the [Toronto City Council's Climate Emergency Declaration](#) on October 2, 2019 and at the [C40 World Mayors Summit](#) in Copenhagen, Denmark on October 10, 2019.

Eleven major building portfolio owners with over 4,500 buildings and 320 million sq. ft. of building space under management have committed to accelerate GHG emissions reductions through the GWI.

Table 1: First Cohorts of Participants in the Green Will Initiative

Initial Participants	Number of Buildings	Approx. Floor Area (Million SQ. FT.)
Brookfield Asset Management	11	12
Cadillac Fairview	23	17
City of Toronto	1,294	143
Oxford Properties	40	20
Ryerson University	49	3
Toronto Catholic District School Board	195	11
Toronto Community Housing	2,100	50
Toronto District School Board	582	44
University Health Network	10	6
University of Toronto	195	8
York University	77	8
Total	4,576	322

Figures presented are high level estimates based on publicly available information intended to provide an overview of the scale of the first cohorts of participants. Figures will be updated during the development of the Pathway to Net Zero Plans.

Existing buildings in Toronto account for 52% of the city's overall GHG emissions. Climate change mitigation will require the commitment and participation of all building owners/operators working towards TransformTO's goal of net zero GHG emissions before 2050. Strategies for existing buildings will include exploring conservation first and then capital and renewable projects to improve building performance. New construction will have to be built to near net zero GHG emissions supported by the Toronto Green Standard.

The pathway to net zero GHG emissions is unique for every portfolio and each building. The GWI provides city staff as a catalyst to existing initiatives and resources established at a participant's building portfolio to

accelerate GHG emissions reduction. City staff will support each building portfolio through recognition, collaboration and building a pathway to net zero based on the specific needs of each participant:

Recognition

- Recognize accomplishments from building owners/operators that have started early and have committed to GHG emissions reduction strategies.

Collaboration

- Connect and leverage existing public and private resources in the market such as training for staff or exploring innovative programs and technologies.
- Facilitate collaboration and feedback between stakeholders to achieve mutually beneficial goals.
- The City of Toronto is leading by example such as with their whole building approach at East York Civic Centre. This project included a boiler retrofit, air handler reprogramming, lighting retrofit and BAS upgrade with learnings and data to share with participants. Knowledge shared can inform GHG emission reduction decision-making at participant building portfolios.

Building a Pathway to Net Zero (business case for net zero)

- Acknowledging every organization is unique and is at a different stage, city staff will leverage existing teams and plans already established and provide support to accelerate these plans.
- Engage stakeholders throughout the process beginning with the executive teams.
- Establish a baseline and short and long term goals specific to the needs of the building portfolio.
- Evaluate buildings' State of Good Repair and long term capital planning.
- Support integrating environmental and social goals, along with increased operational effectiveness, when formulating business cases for projects and plans.
- Implement strategies and plans that are portfolio-wide including short and long term projects for existing buildings and new constructions.

The GWI is based on consultation with the first cohort of participants. The structure is expected to be updated based on continuous feedback and market conditions to best support building portfolios.