

3P Analysis and Consulting

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Guelph, ON, Aug 22, 2019

Tofayel Hussain

Subject: Verification of GHG Inventory for 6880 Financial Drive, Mississauga ON

Base Year Reporting Period: May 1, 2017 to April 30, 2018

Performance Year Reporting Period: May 1, 2018 to April 30, 2019

Dear Mr. Hussain,

As requested, 3P Analysis and Consulting was engaged to verify the GHG inventory for the above building and period. The intended use of the inventory and verification is two-fold:

- apply for LEED credits for this building under the Canadian Green Building Council's (CaGBC) LEED-EB Program, LEED-EB Energy and Atmosphere credit 6: Emission Reduction Reporting (EAc6).
- post the inventory and verification statement on the CSA CleanStart™ registry, as required under the CaGBC LEED-EB Program

The verification was undertaken with the following objective, scope and criteria:

Fundamental	6880 Financial Drive, Mississauga ON GHG Inventory Verification
Objectives	Establish a reasonable level of assurance of the GHG inventory for 6880 Financial Drive, Mississauga ON in order to apply for LEED credit(s).
Level of Assurance	Reasonable - as per the CSA GHG CleanStart™ Registry.
Scope	What: Verify the GHG inventory for 6880 Financial Drive, Mississauga ON, based on information provided in the GHG report. The verifier will also need to assess source data for energy related utility records (electricity, natural gas and diesel oil) and refrigerant leakage amounts (if applicable)
	Where: 6880 Financial Drive, Mississauga ON
	Base Year Period: May 1, 2017 to April 30, 2018 Performance Year Period: May 1, 2018 to April 30, 2019
	Who: Intended users are the Canadian Standards Association CleanStart™ registry and the Canadian Green Building Council LEED program.
	How: Using ISO 14064-3 by a private, independent verifier.
Criteria	<ol style="list-style-type: none">1. The stated amount of GHG emissions in the inventory are true and correct over the period of time covered by the report.2. The inventory has been calculated in accordance with ISO 14064-1.

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Materiality	There is no quantitative materiality threshold. Data management and quality control will be assessed. There should be no material discrepancies.
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Conflict of Interest Statement – During the time of the verification, Evan Jones (the lead verifier) was employed part time with BGIS. One of BGIS’s major clients, Rogers Communications, leased space at 6880 Financial Drive for telecommunications equipment. However, neither BGIS nor Rogers had any financial, or other, gains that would result in the verification of the building’s GHG inventory or LEED certification of the building. The owner of the building, Trioinvest, initiated the LEED certification.

The GHG Assertions are the following:

Period	GHG Assertion (tCO₂e)
Base Year: May 1, 2017 to April 30, 2018	1,989
Performance Year: May 1, 2018 to April 30, 2019	1,925

The verification of the above GHG Assertions for the building, for the reporting periods was completed in conformity with the CAN/CSA-ISO 14064-3:06 standard to a reasonable level of assurance. There was no quantitative materiality threshold under the CleanStart™ registry requirements at the time of verification.

3P Analysis and Consulting performed the following:

- Review of the inventory report
- Reviewed the historical activity data (electricity, natural gas and diesel oil utility bills and refrigerant amounts)
- Compared the source of the emission factors with the values used in the inventory report
- Traced sample energy and greenhouse gas calculations
- Made specific inquiries to clarify details or request more information

A few minor discrepancies were discovered during the verification, which WSP corrected in the final report.

Based on the activities undertaken, it is our opinion, to a reasonable level of assurance, that the GHG assertions stated above, are supported by the underlying evidence, are true and correct, are free from material discrepancies, and are reported in accordance with the CleanStart™ Registry requirements.



Evan Jones, P.Eng., GHG-IQ, GHG-V
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