

3P Analysis and Consulting

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Guelph, ON, Feb 18, 2019

Jani Loots
Project Director, WSP

Subject: Verification of 2018 GHG Inventory for North American Centre, Toronto, ON

Reporting Period: January 1, 2018 to December 31, 2018

Dear Ms. Loots,

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	North American Centre, Toronto, ON 2018 GHG Inventory
Objectives	Establish a reasonable level of assurance of the GHG inventory for North American Centre, Toronto, ON in order to apply for LEED credit(s) and recertification of the building.
Level of Assurance	Reasonable - as per the CSA GHG CleanStart™ Registry.
Scope	What: Verify the GHG inventory for 5650-5700 Yonge Street, Toronto, 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: 5650-5700 Yonge Street, Toronto, ON
	When: January 1, 2018 to December 31, 2018
	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 with BGIS. Three of BGIS's major clients, Bell Canada, CIBC bank and TD bank had rented space at North American Centre for telecommunications equipment or office space. However, neither BGIS, Bell Canada, CIBC bank nor TD bank 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, Manulife Financial, initiated the LEED certification.

The verification of the GHG Assertion of **2,545 t CO₂e** emissions for the building for the reporting period 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 and natural gas utility bills and diesel 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

No discrepancies were discovered during the verification.

Based on the activities undertaken, it is our opinion, to a reasonable level of assurance, that the GHG assertion of **2,545 t CO₂e** emissions for the building complex for the reporting period is supported by the underlying evidence, is true and correct, is free from material discrepancies, and is reported in accordance with the CleanStart™ Registry requirements.



Evan Jones, P.Eng., GHG-IQ, GHG-V
3P Analysis and Consulting